

# UNOFFICIAL COPY

MAIL TO:



Doc#: 1227126005 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/27/2012 08:43 AM Pg: 1 of 3

*adp*  
ABELINO QUINTERO  
11629 S. ARTESIAN  
CHICAGO, IL. 60655

SPECIAL WARRANTY DE'ED  
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)  
ILLINOIS

*888 6787 1111*  
THIS INDENTURE, made this 23<sup>rd</sup> day of July 2012, between **Series A of IBT Holdings LLC**, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part (Grantor), and **Abelino Quintero**.

the second part (Grantees), WITNESSETH, that the party of the first part, for and, in consideration of the sum of \$10.00 (Ten dollars and no/100s ) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said limited liability company, by these presents does GRANT, REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises, covenants and agrees to and with Grantee to to warrant and forever defend to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 24-13-423-040-0000

PROPERTY ADDRESS: 10943 S. Artesian, Chicago, Illinois 60655 -1208

*Avenue*

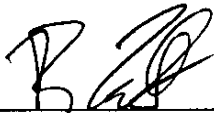
**BOX 334 CTI**

**S** Y  
**P** 3  
**S** 1  
**SC** Y  
**INT** 12

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IN WITNESS WHEREOF, said party of the first part has executed the Special Warranty Deed, the day and year first above written.

**Series A of IBT Holdings LLC**

By:   
 Name: Ryan Wells  
 Title: Assistant Vice President

State of Illinois )

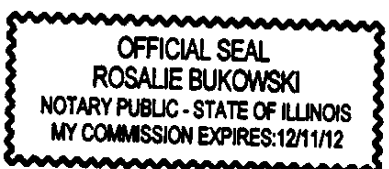
County of DuPage

I, Rosalie Bukowski, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ryan Wells, personally known to me to be authorized to sign documents for Series A of IBT Holdings LLC, The Member of said limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed limited liability company or the uses and purposes therein set forth.

GIVEN under my hand and official seal this 23rd day of July, 2012

  
 Notary Public

My commission expires: 12-11-12



This Instrument was prepared by:  
 Marianne Savaiano Fleisher, 2490 Palazzo Court, Buffalo Grove, IL 60089

PLEASE SEND SUBSEQUENT TAX BILLS TO:

REAL ESTATE TRANSFER	09/12/2012
CHICAGO:	\$540.00
CTA:	\$216.00
<b>TOTAL:</b>	<b>\$756.00</b>

REAL ESTATE TRANSFER	09/12/2012
COOK	\$36.00
ILLINOIS:	\$72.00
<b>TOTAL:</b>	<b>\$108.00</b>

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LOT 39 (EXCEPT THE SOUTH 12.5 FEET THEREOF) IN SOUTHTOWN, A RESUBDIVISION OF THE  
SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**

Property of Cook County Clerk's Office