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201267021



MAIL TO:

1000
PB

Doc#: 1302904101 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/29/2013 01:32 PM Pg: 1 of 3

PAUL BELLISARIO
1440 MAPLE AVE, # 8A
LISLE, IL. 60532

SPECIAL WARRANTY DEED (LIMITED LIABILITY COMPANY TO INDIVIDUAL) ILLINOIS

THIS INDENTURE, made this 20th day of December 2012, between **Series S 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 **Kenneth Lo and Chiu Min Lo, husband and wife** as **JOINT** Tenants ~~by the entirety~~, of 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 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.

S
P
S
SC
INT

REAL ESTATE TRANSFER		01/22/2013	
	COOK		\$107.50
	ILLINOIS:		\$215.00
	TOTAL:		\$322.50

17-22-305-053-1025 | 20130101603609 | 568SLL

REAL ESTATE TRANSFER		01/22/2013	
	CHICAGO:		\$1,612.50
	CTA:		\$645.00
	TOTAL:		\$2,257.50

17-22-305-053-1025 | 20130101603609 | Q15KPH

BOX 333-CT

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PERMANENT REAL ESTATE INDEX NUMBER(S): 17-22-305-053-1025

PROPERTY ADDRESS: 1923 S. State Street, Unit #1, Chicago, Illinois 60616

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

Series S of IBT Holdings LLC

By: JVS Vinson

Name: JVS Vinson

Title: Member-Manager

State of Illinois)

County of Cook

I, Lisa M. Kramer, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be authorized to sign documents for Series S 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 20th day of December, 2012

Lisa M. Kramer
Notary Public

My commission expires: 11/21/2014



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

PLEASE SEND SUBSEQUENT TAX BILLS TO: KENNETH LO
1923 S. STATE STREET, UNIT #1
CHICAGO, IL. 60616

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008932042 D2

STREET ADDRESS: 1923 SOUTH STATE

UNIT 1

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-22-305-053-1025

LEGAL DESCRIPTION:

UNIT 1923-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CULLETON STATION CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0020560845, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-22, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.