



Doc#: 1308001011 Fee: \$42.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/21/2013 08:49 AM Pg: 1 of 3

MAIL TO:

Lucia Carrizales
1318 Grove
Berwyn IL 60402

89 32533
2013 11F416

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

THIS INDENTURE, made this 25 day of February 2013, 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 **Luis F. Carrizales-Ramirez and Lucia Carrizales***, 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:



** as joint tenant*
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 Y
P 3
S N
SCY Y
INT UA

REAL ESTATE TRANSFER		03/11/2013
	COOK	\$12.50
	ILLINOIS:	\$25.00
TOTAL:		\$37.50

16-19-114-053-0000 | 20130301601390 | F2UCFE

D
Arbuckle Office
\$250.00

BOX 333-CT

UNOFFICIAL COPY

PERMANENT REAL ESTATE INDEX NUMBER(S): 16-19-114-053-0000

PROPERTY ADDRESS: 1314 Grove Avenue, Berwyn, Illinois 60402

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: *Peter Strickler*

Name: Peter Strickler

Title: Manager / member

State of Illinois)

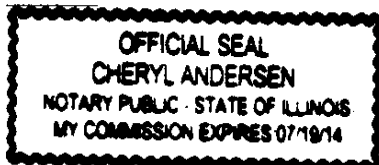
County of DeKalb)

I, Cheryl Andersen, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter Strickler, 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 of the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25 day of February 2013

Cheryl Andersen
Notary Public

My commission expires:



UNOFFICIAL COPY

LOT 45 AND 46 IN VAN BUREN AND VANSTON'S OAK PARK SUBDIVISION, BEING A
SUBDIVISION OF BLOCK 23, IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH,
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

Cook County Clerk's Office