

# UNOFFICIAL COPY

MAIL TO:



Doc#: 1309126083 Fee: \$44.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/01/2013 11:24 AM Pg: 1 of 4

CT

James Fluni  
209 W. Madison St.  
Waukegan, IL 60085

CT881324995 / sk201308195  
10/13

## SPECIAL WARRANTY DEED (LIMITED LIABILITY COMPANY TO INDIVIDUAL) ILLINOIS

THIS INDENTURE, made this 13<sup>th</sup> day of February 2013, 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 **Brian G. ~~Clare~~ <sup>Claire</sup>**, 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.

REAL ESTATE TRANSFER	03/20/2013
	CHICAGO: \$2,512.50
	CTA: \$1,005.00
	TOTAL: \$3,517.50

17-08-214-010-1004 | 20130201604796 | RKLPR7

REAL ESTATE TRANSFER	03/20/2013
	COOK \$167.50
	ILLINOIS: \$335.00
	TOTAL: \$502.50

17-08-214-010-1004 | 20130201604796 | HPQHUW

S Y  
P H  
S N  
SC Y  
INT X

BOX 333-CP

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PERMANENT REAL ESTATE INDEX NUMBER(S): 17-08-214-010-1004

PROPERTY ADDRESS: 823 W. Superior, #C4, P-2, Chicago, Illinois 60622

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: J B Vinson

Name: J B Vinson

Title: Manager - Member

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 J B Vinson 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 13<sup>th</sup> day of February, 2013

Lisa M. Kramer  
Notary Public

My commission expires: 11/21/14

This Instrument was prepared by:



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Marianne Savaiano Fleisher, 2490 Palazzo Court, Buffalo Grove, IL 60089

PLEASE SEND SUBSEQUENT TAX BILLS TO:

Brian G. Claire  
823 W. Superior  
#C4  
Chicago, IL 60622

Property of Cook County Clerk's Office  
COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

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STREET ADDRESS: 823 WEST SUPERIOR, UNIT C4

P-1 AND P-2

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-08-214-010-1004

### LEGAL DESCRIPTION:

UNIT 823-4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SUPERIOR POINT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00990666, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/ 4 OF SECTION 8, 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-2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office  
COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_