

# UNOFFICIAL COPY

MAIL TO:



Monty BOATRIGHT Esq  
4653 N. Milwaukee  
Chicago IL 60630  
CTI-8962748MLN-10/3

Doc#: 1412218002 Fee: \$42.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/02/2014 09:06 AM Pg: 1 of 3

SPECIAL WARRANTY DEED  
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 21<sup>st</sup> day of April, 2014, 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 **EMILIA POP and IULIAN NAE**, as Tenants in Common, 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 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 Index Number(s): 20-17-326-001-0000 4k  
Address(es) of Permanent Real Estate: 6201 S. Justine, Chicago, Illinois 60636

REAL ESTATE TRANSFER	04/30/2014
 CHICAGO:	\$315.00
CTA:	\$126.00
TOTAL:	\$441.00

20-17-326-001-0000 | 20140401606897 | ZVHUAR

REAL ESTATE TRANSFER	04/30/2014
  COOK:	\$21.00
ILLINOIS:	\$42.00
TOTAL:	\$63.00

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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

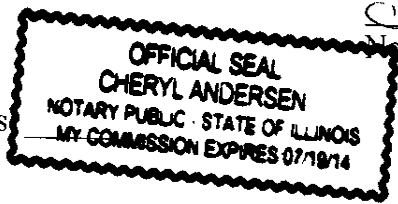
By: Peter Sticker  
Name: Peter Sticker  
Title: Manager / Member

State of Illinois )  
County of DePaul

I, Cheryl Andersen, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter Sticker, 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 21 day of April, 2014

Cheryl Andersen  
Notary Public



My commission expires

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

PLEASE SEND SUBSEQUENT TAX BILLS TO: JULIAN Nae  
4653 N. Milwaukee, Chicago IL 60630

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**STREET ADDRESS:** 6201 SOUTH JUSTINE

**CITY:** CHICAGO

**COUNTY:** COOK

**TAX NUMBER:** 20-17-326-001-0000

**LEGAL DESCRIPTION:**

LOT 47 IN THEODORE P. SHONTS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office