

UNOFFICIAL COPY



MAIL TO:

Jsc P9v

6308 Cengage Rd

Berwyn IL 60402

Doc#: 1425810001 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/15/2014 09:20 AM Pg: 1 of 3

SPECIAL WARRANTY DEED
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 24th day of May 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 **Chicago Title Trust Company under Trust # 8002364917** dated May 22, 2014 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): 16-28-214-029-0000

Address(es) of Permanent Real Estate: 4816 W. 24th Street, Cicero, Illinois 60804

CTI/W
89162925-
201429448
1002 LB

REAL ESTATE TRANSFER TAX

12-Aug-2014



COUNTY: 52.25
ILLINOIS: 104.50
TOTAL: 156.75

16-28-214-029-0000 | 20140701615502 | 0-050-235-520

BOX 333-CT

Y
S
P
3
S
N
S
6
INT

UNOFFICIAL COPY

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 Stahl*

Name: *Peter Stahl*

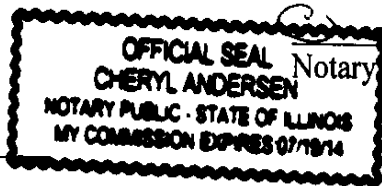
Title: *Manager/member*

State of Illinois)

County of *DeWitt*

I, *Cheryl Andersen*, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Peter Stahl* 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 *29* day of *May*, 2014



My commission expires:

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

PLEASE SEND SUBSEQUENT TAX BILLS TO:

~~TOWN OF CICERO Real Estate Transfer Tax \$500~~

~~TOWN OF CICERO Real Estate Transfer Tax \$500~~

~~TOWN OF CICERO Real Estate Transfer Tax \$25~~

~~TOWN OF CICERO Real Estate Transfer Tax \$10~~

~~TOWN OF CICERO Real Estate Transfer Tax \$5~~

~~TOWN OF CICERO Real Estate Transfer Tax \$5~~

UNOFFICIAL COPY

LOT 13 AND 14 IN BLOCK 6 IN SHONTS & DRAKE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF BLOCKS 5 AND 6 IN MORTON PARK, A SUBDIVISION IN THE NORTHEAST ¼ OF SAID SECTION 28 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office