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MAIL TO:

Doc#: 1514710066 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/27/2015 10:58 AM Pg: 1 of 3

TONY GARCIA
10716 S. EWING AVE
CHICAGO, IL 60617

SPECIAL WARRANTY DEED
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 9th day of April 2015, 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 **Marta Hernandez Perez and Marco Antonio Lored Hernandez**, 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 being, 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 Index Number(s): 26-31-409-018-0000

Address(es) of Permanent Real Estate: 13520 S. Brandon Avenue, Chicago, Illinois 60633

15009352 NC CTL Clerk 2012 noabs

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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 Strickler*

Name: Peter Strickler

Title: Manager / member

State of Illinois)
)
County of Cook)

I, Soojin Kang, 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 or the uses and purposes therein set forth.

GIVEN under my hand and official seal this 9th day of April, 2015

[Signature]
Notary Public



My commission expires: June 22, 2016


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



PLEASE SEND SUBSEQUENT TAX BILLS TO:

MMA
Martha Hernandez Perez
10204 S Avenue M
Chicago IL 60617

UNOFFICIAL COPY**EXHIBIT "A"****Order No.:** 15008352NC**For APN/Parcel ID(s):** 26-31-409-018

Lot 9 in Block 6 in Calumet and Chicago Canal and Dock Company Subdivision of all of the West 1/2 of the Southeast 1/4 of Section 31, Township 37 North, Range 15, East of the Third Principal Meridian which lies Northeast of the right of way of the Chicago and Western Indiana Railroad, in Cook County, Illinois.

REAL ESTATE TRANSFER TAX		30-Apr-2015
	CHICAGO:	348.75
	CTA:	139.50
	TOTAL:	488.25
26-31-409-018-0000 20150401681294 1-966-396-800		

REAL ESTATE TRANSFER TAX		30-Apr-2015
	COUNTY:	23.25
	ILLINOIS:	46.50
	TOTAL:	69.75
26-31-409-018-0000 20150401681294 2-111-747-456		

AA

Property of Cook County Clerk's Office