



Chicago Title Insurance Company  
**SPECIAL WARRANTY DEED**  
(Corporation to Individual)



Doc#: 1532247004 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/18/2015 08:37 AM Pg: 1 of 2

(11-4)  
GIT

40021333 D 1/12

**THIS INDENTURE**, made this 30<sup>th</sup> of October, 2015 between I/By LLC, a corporation 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 California, party of the first part, and Christopher Poindexter and Melissa Poindexter, Husband and Wife, Tenants by the Entirety.

(GRANTEE'S ADDRESS) 425 Grand Blvd., Park Ridge, IL 60068

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration 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 corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, **FOREVER**, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 12 IN BOLTEN'S ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF BLOCK 2 IN PENNY AND MEACHAM'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** Covenants, conditions and restrictions of record, General taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2015

Permanent Real Estate Index Number(s): 09264060090000  
Address(es) of Real Estate: 425 Grand Blvd. Park Ridge, IL 60068

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

# UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, and attested by its Manager, the day and year first above written.

I/By LLC

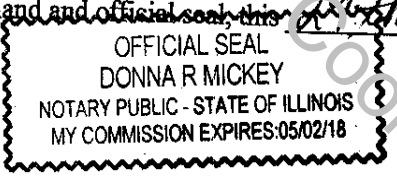
By [Signature]  
Barry Koller  
Manager

Attest [Signature]  
Steven Koller  
Manager

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Barry Koller personally known to me to be the Manager of the I/By LLC and Steven Koller personally known to me to be the Manager, of said company, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager and Manager they signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of October, 2015



[Signature] (Notary Public)

Prepared By: John Janczur  
122 S. Michigan Avenue, #1070  
Chicago, IL 60603

**Mail To:**

Christopher Poindexter  
425 Grand Blvd.  
Park Ridge, IL 60068

**Name & Address of Taxpayer:**

Christopher Poindexter  
425 Grand Blvd.  
Park Ridge, IL 60068

**REAL ESTATE TRANSFER TAX**

30-Oct-2015



COUNTY:	228.25
ILLINOIS:	456.50
TOTAL:	684.75

09-26-406-009-0000 | 20151001640344 | 0-342-159-424



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 41339