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Doc# 1627801092 Fee \$44.00 RHSP Fee:\$9.00RPRF Fee \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 10/04/2016 12:26 PM Pg: 1 of 4

Prepared by and AFTER RECORDING RETURN TO: Jason DeJonker BRYAN CAVE LLP 161 North Clark Street Suite 4360 Chicago, IL,60601 (312) 602-5003

PERMANENT PARCEL NUMBER: 16-01-419-013-0000

NORTH AMERICAN TITLE COMPANY

16.263012

THIS LIMITED WARRANTY DEED (this "Dee1"), dated as of this 20 day of 2016, is given by HECTOR PEREZ AND MARIA PEREZ ("Grantors") in connection with MONSURRATE HERNANDEZ, known as MONSERRATE HERNANDEZ, as debtor and debtor-in-possession in case number 16-15759, pursuant to that certain Order Approving Sale of Properties Encumbered by Secured Creditor IBT Special Asset Fund LLC ("Sale Approval Order") as entered by the United States Bankruptcy Court for the Northern District of Illinois on August 12, 2016, having an address at 219 South Dearborn, Chicago, Illinois 60604 to 25 Augusta LLC, an Illinois limited liability company, having 20 office at 2530 West Augusta Boulevard, Chicago, Illinois 60022 ("Grantee").

WITNESSETH, that Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by said corporation, by these presents does remise, release, alien and convey unto Grantee and to Grantee's successors and assigns, forever, the real estate situated in the City of Chicago, County of Cook and State of Illinois, legally described on **Exhibit "A"** attached hereto (the "**Property**"), subject only to those items, matters and things described on **Exhibit "B"** attached hereto.

TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantors hereby covenant that Grantors will warrant and defend the title to the Sale Property unto Grantee and to its successors and assigns forever, against the lawful claims of all persons claiming by, through



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or under Grantors but none other, subject only to those items, matters and things described on Exhibit B attached hereto.

IN WITNESS WHEREOF, Grantors have caused this Deed to be executed by its duly authorized representative the day and year first above written.

Grantors:

HECTOR PEREZ AND MARIA PEREZ

STATE OF ILLING'S

)SS

COUNTY OF COOK

I, the undersigned, a Notary Fublic, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT HECTOR PEREZ AND MARIA PEREZ, whose names are subscribed to the foregoing instrument at having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act.

Given under my hand and Notarial Seal this 28

Notary Public

My Commission Expires:

ONSERRATE HERNANDE OFFICIAL SEAL ary Public, State of Illinois Commission Expires October 07, 2017

REAL ESTATE TRANSFER TAX

04-Oct-2016

COUNTY: ILLINOIS: TOTAL: 275.00 550.00 825.00

16-01-419-013-0000

20160901663618 0-070-948-672

REAL ESTATE TRANSFER TAX		04-Oct-2016
	CHICAGO:	4,125.00
	CTA:	1,650.00
	TOTAL:	5,775.00 *
16-01-419-013-00	00 20160901663618	1-484-101-440

^{*} Total does not include any applicable penalty or interest due.

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EXHIBIT A TO DEED LEGAL DESCRIPTION

LEGAL DESCRIPTION OF PROPERTY

LOT 11 IN BLOCK 1 IN DEMAREST AND KAMERLING'S COLUMBIAN SUBDIVISION OF THE WEST HALF OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY ANOWN AS: 2525 West Augusta Boulevard, Chicago, IL 60622

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EXHIBIT B TO DEED PERMITTED EXCEPTIONS

Subject to real estate taxes and general and special assessments, any and all recorded easements, reservations, restrictions, encroachments and encumbrances, matters which would be shown by an accurate survey, underground and overhead cables, lines and utility services, and all existing zoning ordinances, laws, codes, statutes and subdivision regulations and other tar ty may

OF COOF COUNTY CLERK'S OFFICE governmental laws, rules, codes, statutes and regulations limiting or restricting the use to which the property may be put.