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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 4300
Chicago, IL, 60601
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PERMANENT PARCEL NUMBER:
16-01-419-013-0000

**NORTH AMERICAN
TITLE COMPANY**

16-263012

THIS LIMITED WARRANTY DEED (this "Deed"), dated as of this 28 day of Sept, 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 an 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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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 KNOWN AS: 2525 West Augusta Boulevard, Chicago, IL 60622

Property of Cook County Clerk's Office

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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 governmental laws, rules, codes, statutes and regulations limiting or restricting the use to which the property may be put.

Property of Cook County Clerk's Office