

# UNOFFICIAL COPY



Doc# 1627801096 Fee \$44.00  
RHSP Fee:\$9.00RPRF Fee \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/04/2016 12:30 PM Pg: 1 of 4

*Prepared by +*

AFTER RECORDING  
RETURN TO:

Jason DeJonker  
BRYAN CAVE LLP  
161 North Clark Street  
Suite 4300  
Chicago, IL, 60601  
(312) 602-5000

PERMANENT PARCEL NUMBER:  
16-16-221-047-0000

**NORTH AMERICAN  
TITLE COMPANY**

*16-263012*

THIS LIMITED WARRANTY DEED (this "Deed"), dated as of this 20 day of Sept, 2016, is given by MONSERRATE 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 ("Grantor") to 25 Augusta LLC, an Illinois limited liability company, having an office at 2530 West Augusta Boulevard, Chicago, Illinois 60022 ("Grantee").

WITNESSETH, that Grantor, 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. Grantor hereby covenants that Grantor 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

SY  
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INT

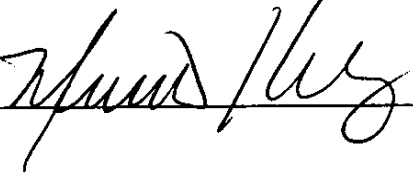
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or under Grantor but none other, subject only to those items, matters and things described on Exhibit B attached hereto.

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

Grantor:

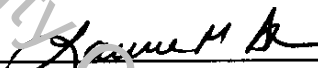
**MONSERRATE HERNANDEZ**

By: 

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT MONSERRATE HERNANDEZ, whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he she signed, sealed and delivered the said instrument as his free and voluntary act and as the act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28 day of Sept, 2016.

  
 Notary Public

My Commission Expires:




**REAL ESTATE TRANSFER TAX** 04-Oct-2016

		COUNTY:	2.50
		ILLINOIS:	5.00
		TOTAL:	7.50

16-16-221-047-0000 | 20161001665652 | 0-939-022-144

**REAL ESTATE TRANSFER TAX** 04-Oct-2016

	CHICAGO:	37.50
	CTA:	15.00
	TOTAL:	52.50 *

16-16-221-047-0000 | 20161001665652 | 1-462-540-096

\* 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 112 IN MANDELL'S SUB OF LOT'S 14 TO 19 BOTH INCLUSIVE, IN SCHOLL TRUSTEES' SUB OF THE NORTH PART OF SECTION 16 TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4918 West Harrison Street, Chicago, IL 60644

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