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RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/04/2016 12:40 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:
16-09-228-009-0000

NORTH AMERICAN
TITLE COMPANY

16-263012

THIS LIMITED WARRANTY DEED (this "Deed"), dated as of this 28 day of Sept, 2016, is given by 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 450 Skokie Boulevard, Suite 604, Northbrook, Illinois 60026 ("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

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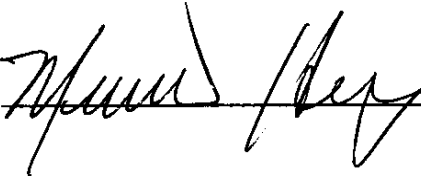
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or under Grantor but none other, subject only to those items, matters and things described on Exhibit B attached hereto.

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

Grantor:

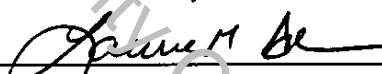
MONSERRATE HERNANDEZ

By: 

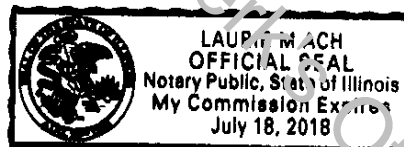
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



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:		10.00
	ILLINOIS:		20.00
	TOTAL:		30.00

16-09-228-009-0000 | 20161001665662 | 0-032-790-336

REAL ESTATE TRANSFER TAX		04-Oct-2016	
	CHICAGO:		150.00
	CTA:		60.00
	TOTAL:		210.00 *

16-09-228-009-0000 | 20161001665662 | 1-105-565-504

* 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 15 IN BLOCK 6 IN CRAFT'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE RIGHT OF WAY OF THE CENTRAL AND NORTHWEST RAILROAD), IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4935 W. Ferdinand 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