

UNOFFICIAL COPY

Doc#. 1903534168 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/04/2019 11:12 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Corporation to Individual

Illinois Statutory

GIT

410426726
2/3

Dec ID 20190101678861

ST/CO Stamp 1-028-985-248 ST Tax \$241.00 CO Tax \$120.50

City Stamp 1-265-037-728 City Tax: \$2,530.50

MAIL TO:

BASTIEN BEYANCOURT
Attorney at Law
2457 N. Milwaukee
CHICAGO, IL 60647

ADDRESS OF PROPERTY: 1110 W. 15th St, Unit 330, Chicago, IL 60608

REAL ESTATE INDEX NUMBER: 17-20-225-053-1063 & 17-20-225-053-1163

THE GRANTOR, IBC PROPERTY HOLDINGS, LLC, an Illinois limited liability company, 5069 North Broadway, Chicago, IL 60640, duly authorized to transact business in the State of Illinois for and in consideration of TEN and no/100 (\$10.00) Dollars, in hand paid, and pursuant to authority given by the Sole Member of said company, CONVEY(S) and WARRANT(S) to Miguel Garcia* of 1211 N. California Ave., Chicago, IL 60622, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

*unmarried man

PARCEL 1: UNITS 330 AND GU-78 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN UNIVERSITY COMMONS V CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0734415002, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-99, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under Grantor.

Subject to: Covenants, Conditions and Restrictions of Record and Building Lines and Easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes for 2018 and subsequent years, not due and payable at the time of closing.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 8th day of January, 2019.

IBC PROPERTY HOLDINGS, LLC

By: International Bank of Chicago, Its Sole Member

By: 
Name: John A. Benson, Sr. Vice President & COO

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State of ILLINOIS)
)
 County of COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **John A. Benson, Sr. V.P. & COO of INTERNATIONAL BANK OF CHICAGO**, Sole member of **IBC Property Holdings, LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of said Company for the use and purposes therein set forth.

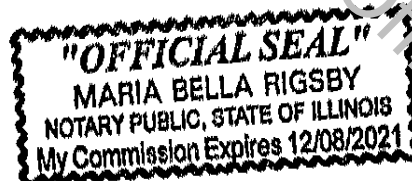
Given under my hand and official seal this 8 day of January, 2019.


Maria Bella Riggsby
 Notary Public


THIS INSTRUMENT PREPARED BY: **JOHN J. SWIERS**
 ATTORNEY AT LAW
 1333 Burr Ridge Parkway, Suite 200
 Burr Ridge, IL 60527

MAIL FUTURE TAX BILLS TO:

MIGUEL GARCIA
1110 W. 15th St. Unit 330
CHICAGO, IL 60608



REAL ESTATE TRANSFER TAX		30-Jan-2019
	COUNTY:	120.50
	ILLINOIS:	241.00
	TOTAL:	361.50
17-20-225-053-1063 20190101678861 1-028-985-248		

REAL ESTATE TRANSFER TAX		30-Jan-2019
	CHICAGO:	1,807.50
	CTA:	723.00
	TOTAL:	2,530.50 *
17-20-225-053-1063 20190101678861 1-265-037-728		
* Total does not include any applicable penalty or interest due.		