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**SPECIAL WARRANTY DEED
GENERAL (2023)**

Doc#: 2312533083 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/05/2023 09:57 AM Pg: 1 of 4

Dec ID 20230401698843
ST/CO Stamp 1-519-070-416 ST Tax \$550.00 CO Tax \$275.00
City Stamp 1-714-498-768 City Tax: \$5,775.00

THE GRANTOR(S), TVB, LLC, an Illinois limited liability company, of 15657 S 70th Ct.,
Orland Park, Illinois (grantor's address), for and in consideration of ten and no/100 dollars
hereby grants, bargains, sells, and conveys to Liberty Management Services, LLC, the Grantee,
all of the following described land and the improvements thereon situated in the County of Cook,
State of Illinois, legally described and known as follows:

Legal Description: See legal description attached hereto

Common Address: 5101 S Kildare, Chicago, Illinois 60632

Permanent Index Number(s): 19-10-402-001-0000; 19-10-402-002-0000; 19-10-402-003-0000;
19-10-402-004-0000; 19-10-402-047-0000

together with all and singular the hereditaments and appurtenances thereto, to have and to hold
the same, with the appurtenances thereto, forever, subject to the following matters: as set forth on
Exhibit B

Dated: 4/18/2023

Signature of Grantor(s): 

Printed Name of Grantor(s): TVB, LLC, by Luis Vazquez, its Manager

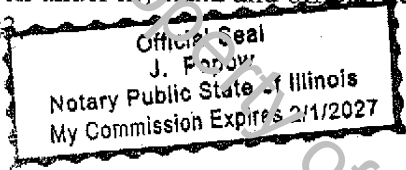
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Luis Vazquez, personally known to me to be the person(s) 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 as the free and voluntary act and deed of said TVB, LLC, in his capacity as its Manager, for the uses and purposes therein set forth therein.

AS Manager of TVB, LLC

Given under my hand and official seal, this 18 day of April, 2023



[Signature]

(Notary Public)

(Grantee's Address)

Tax bills to: ↓
Liberty Management Services, LLC
350 West North Ave.
Addison, IL 60101

Prepared by:
Miller Berger LLC
20 N. Clark St., Ste 525
Chicago, IL 60602

Return to after recording:

Gryll Law
c/o Bryan D. Gryll
6703 N. Cicero Ave.
Lincolnwood, IL 60712

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SPECIAL WARRANTY DEED EXHIBIT A

LEGAL DESCRIPTION AND DEPICTION OF THE PROPERTY

PARCEL 1: LOTS 46 TO 49 IN BELL'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 45 AND LOT 44 (EXCEPT THE SOUTH 7 FEET OF SAID LOT 44) IN BELL'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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SPECIAL WARRANTY DEED EXHIBIT B

PERMITTED EXCEPTIONS

1. Real Estate Ad Valorem Taxes for the year 2022 (2nd installment only) and subsequent years, not yet due and payable.
2. All covenants, conditions, restrictions, and other matters of record recorded or filed in the applicable records of Cook County, Illinois with respect to the real property conveyed hereby.
3. Rights Garcia Life Partners, Ltd. ("Tenant") in possession under any recorded or unrecorded leases or rental agreements.
4. Zoning regulations and building laws, ordinances and regulations, and other similar laws now or hereinafter in effect and applicable to the real property conveyed hereby.
5. All matters affecting the property prior to Grantor acquiring ownership.