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PREPARED BY AND WHEN **RECORDED RETURN TO:**

Steven Weiss, Esq. Levenfeld Pearlstein, LLC 2 North LaSalle Street Suite 1300 Chicago, Illinois 60602



Doc#: 0609512117 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 04/05/2006 03:12 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

L.L.C, an Illinois
is 60015, THE GRANTOR, B.T. HOLDINGS, L.L.C, an Illinois limited liability company, whose address is 1141-J Lake Cook Road, Decrield, Illinois 60015, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to FLOSSMOOF-PLAZA DH HOLDINGS, L.L.C., an Illinois limited liability company, whose address is 10 E. 22nc S.reet, Suite 116, Lombard, Illinois 60148, as to an undivided 30% interest in the real estate legally described on **Exhibit A** attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

And Grantor, for itself, and its successors, does coverant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, subject, however, to any and all of the matters set forth on Exhibit B at ached hereto, for which Grantor shall have no liability whatsoever.

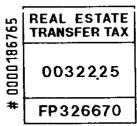
PINs and Common Address: See Exhibit A

[REMAINDER OF PAGE INTENTIONALLY BLANK; SIGNATURES ON FOLLOWING PAGE]









LP 924951.1\28033-63290

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day of March, 2006.

G	R	Α	N	T	O	R	•

B.T. Holdings, L.L.C., an Illinois limited liability company

By:

Bruce Teitelbaum, Manager

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 Bruce Teitelbaum, the Manager, of B.T. Holdings, L.L.C., an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 215, day of March. 2006

Send future real estate tax bills to:

Dan Development Ltd. 10 E. 22nd Street, Suite 116 Lombard, Illinois 60148 Offic's, Chal Joyce Viglack-Lasper Notary Public State of Illinois My Commission Expires 07/26/2009

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 2 AND 3 IN FLOSSMOOR COMMONS BEING A SUBDIVISON OF THAT PART OF THE SOUTH ½ OF THE SOUTHEAST ¼ (EXCEPT THE NORTH 60 ACRES) OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF GOVERNOR'S HIGHWAY AS RECORDED FEBRUARY 27, 1929 AS DOCUMENT 10294759 (EXCEPTING THEREFROM THE SOUTH 50 FEET TAKEN FOR VOLUMER ROAD AS RECORDED JANUARY 18, 1935 AS DOCUMENT 11549019) ALL IN COOK COUNTY, ILLINOIS.

Common Address:

3203-3235 Vollmer Road and 19850-19870 Kedzie Avenue, Flossmoor, Illinois

PINs:

3 - 1-402-022-0000;
31-11-402-023-0000

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EXHIBIT B

EXCEPTIONS TO TITLE

- 1. Real estate taxes and assessments.
- All matters appearing of record pertaining to the Property. 2.
- The lien of any and all mortgages, trust deeds and other encumbrances upon the 3. Property. and all is of Cook Collings Clerk's Office
- Any and all leases of the Property.