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Doc#: 0903605024 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/05/2009 10:00 AM Pg: 1 of 4

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0121 373 02 569

Property of Cook County Clerk's Office

WARRANTY DEED

Jack Franz & Associates Capital Group, Inc., an Illinois corporation ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by **Series D of IBT Holdings, LLC** an Illinois limited liability company ("Grantee"), whose mailing address is 2809 Butterfield Road Oak Brook, Illinois 60523, the receipt and sufficiency of such consideration being hereby acknowledged, does hereby GRANT, SELL, AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); Subject, however, to the general taxes for the year of 2006 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, public and utility easements and regulations of record.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

This Warranty Deed is given by Grantor as a deed in lieu of foreclosure. It is the purpose and intent of Grantor and Grantee that the interests of Grantee shall not merge with the interests of Grantor, as lender under that certain Mortgage dated April 25, 2007 and recorded May 4, 2007 with the Cook County Recorder of Deeds as Document Number 0712442068 and on October 3, 2007 as Document Number 0727831063.

The Permanent real estate index number(s) for the Real Estate is: 04-28-200-079-1010

The Real Estate is commonly known as 3011 North Lake Terrace Unit 10 Glenview, IL 60026

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3
8



Box 400-CTCC

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EXECUTED this 29th day of January, 2009.

JACK FRANZ & ASSOCIATES
CAPITAL GROUP, INC.

By: [Signature]
Name: Jack Franz, President

Attest: [Signature]
Jack Franz, Secretary

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Jack Franz, personally known to me to be the President and Secretary of Jack Franz & Associates Capital Group Inc., An Illinois Corporation and 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 as such President and Secretary, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 29th day of January, 2009.



[Signature]
Notary Public

**EXEMPT UNDER PROVISIONS OF PARAGRAPH L, SECTION 31-45
REAL ESTATE TRANSFER ACT**

Date: 1/29/09 [Signature]
Buyer, Seller or Representative

This instrument was prepared by: Francis K. Tennant, Wolf & Tennant, 33 N. Dearborn, Suite 800, Chicago, Illinois 60602.

After recording, mail to: Garfield & Merel, Ltd. 223 West Jackson Boulevard, Suite 101 Chicago, IL 60606 ATTN: Stephen M. Alderman, Esq.

Send subsequent tax bills to: Series D of IBT Holdings, LLC 2809 Butterfield Road Oak Brook, IL 60523.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 1/29, 2009 Signature: *Jack Frantz*
Grantor or Agent

Subscribed and sworn to before me by the
said *Jack Frantz*
this 29th day of January
2009

John Tennant
Notary Public

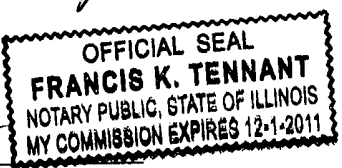


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 1/29, 2009 Signature: *Kate A. Call, attorney*
Grantee or Agent

Subscribed and sworn to before me by the
said *Kate Chadwick*
this 29th day of January
2009

John Tennant
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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STREET ADDRESS: 3011 LAKE TERRACE UNIT 10
CITY: GLENVIEW **COUNTY:** COOK
TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 10 IN THE NORTH LAKE TERRACE COMMERCIAL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

THE EAST 228.53 FEET OF THE WEST 465.18 FEET OF THE NORTH 201.41 FEET OF LOT 1 IN LAKE AVENUE SUBDIVISION OF THE SOUTH 15 ACRES (EXCEPT THE EAST 2 CHAINS OF THE SOUTH 660 FEET) AND (EXCEPT THE SOUTH 424 FEET OF THE WEST 465 FEET) OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 31, 2005 AS DOCUMENT NUMBER 0503119043 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-4, P-5 AND P-6 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0503119043.

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH ON PLAT OF EASEMENTS RECORDED OCTOBER 15, 1974 AS DOCUMENT NUMBER 22876283, AND AS CREATED BY DEED RECORDED JUNE 6, 1977 AS DOCUMENT NUMBER 23954327 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.