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Prepared by:
Max J. Kanter, Esq.
Hinshaw & Culbertson LLP
222 N. LaSalle St., Suite 300
Chicago, IL 60601

Doc#: 1217404044 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/22/2012 10:29 AM Pg: 1 of 4

This space for Recorder's use only

SPECIAL WARRANTY DEED

THIS DEED made this 5th day of June, 2012 between **HMP Properties, Inc., a Utah corporation**, as the owner of fee simple title in and to the real estate described below (collectively "**Grantor**"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations does hereby CONVEY to **DIN FUND II, LLC**, an Illinois limited liability company ("**Grantee**") duly authorized to transact business in the State of Illinois and having its principal place of business at 2440 Finley Rd., Suite 220, Downers Grove, Illinois, 60515, and to its successors, assigns and grantees, FOREVER, all the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto.

Commonly Known As: 205 S. 27th Avenue, Bellwood, IL 60104 (the "Premises")

hereby releasing and waiving all rights by virtue of the Homestead Exemption Laws of the State of Illinois.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantees, their successors, assigns and grantees forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, their successors, assigns and grantees, that it has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Box 400-CTCC

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1. Zoning and building regulations, restrictions and ordinances now or hereafter adopted or imposed by any governmental body having jurisdiction over the Premises or any part thereof;
2. Real estate taxes, water charges and sewer rents (subject to apportionment), and certified, confirmed or ratified assessment liens and pending assessments, if any;
3. Public utility declarations, easements and agreements of record and rights of utility companies to use and maintain pipes, drains, mains, wires, cables, terminal boxes, lines, service connections and facilities, located in, on, over and/or under the Premises;
4. Any state of facts an accurate current survey or physical inspection of the Premises would show;
5. Covenants, restrictions, licenses, easements, rights, agreements, rights-of-way and all other matters of record, if any;
6. All tenant leases and the rights of all tenants and other occupants of the Premises;
7. All notes or notices of violations of law, regulations, or municipal ordinances, orders or requirements against or affecting the Premises noted in or issued by any Federal, State, County, Municipal or other local departments or other governmental or quasigovernmental authorities having jurisdiction over the Premises or any part thereof;
8. Encroachments of stoops, areas, cellar steps, trims and cornices, if any, upon any street or highway or adjoining premises; variations between record line and fences, hedges and retaining walls, and any encroachments of adjoining premises upon the Premises;
9. Variations among the description of the Premises herein, the description of the Premises in any current survey, and the tax map description of the Premises; and
10. Assignable service contracts affecting the Premises.

Remainder of page left blank; Signature page follows.

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, the day and year first above written.

REAL ESTATE TRANSFER 06/07/2012

		COOK	\$73.75
		ILLINOIS:	\$147.50
		TOTAL:	\$221.25

15-09-208-033-1001 / 20120601600481 | SP4S7X

HMP Properties, Inc., a Utah corporation

By: Ann C Greulich

Print Name: Ann C. Greulich

Its: Vice President

STATE OF CALIFORNIA)
) SS
COUNTY OF SAN JOAQUIN)

I the undersigned a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Ann Greulich** personally known to me to be the Vice President of HMP Properties, Inc., a Utah 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 Vice President, signed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30~~th~~ day of MAY, 2012

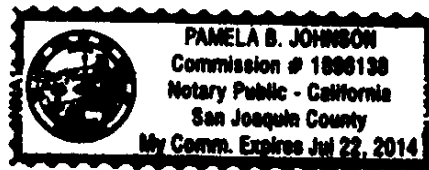
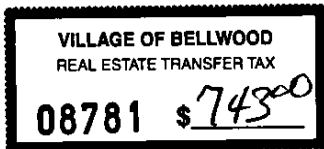
Pamela B Johnson
Notary Public

AFTER RECORDING MAIL TO:

CHAD M. POZNANSKY
Latimer LeVay Fyock, LLC
55 W. Monroe, Ste. 1100
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

DIN Fund II LLC
cto Matt Janke
3040 Finley Rd., Ste. 220
Dawson Grove, IL 60515



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EXHIBIT A Legal Description

LOTS 36 AND 37 IN BLOCK 2 IN JOHN GLOS ADDITION TO MELROSE, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 205 S. 27th Avenue, Bellwood, IL 60104.

Permanent Index No.
15-09-208-033-1001; 15-09-208-033-1002; 15-09-208-033-1003; 15-09-208-033-1004; and
15-09-208-033-1005

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