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MAIL TO:

CHAD M. POZJANSKY

LATIMER LEVAY Fyock LLC

55 W. Monroe, Ste. 500

CHICAGO, IL 60603

Doc#: 1220842051 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/26/2012 10:44 AM Pg: 1 of 3

SPECIAL WARRANTY DEED
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 2nd day of June 2012, between **Series LL of IBT Holdings, LLC**, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part (Grantor), and **DIN Fund II LLC**, of the second part (Grantee), WITNESSETH, that the party of the first part, for and, in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said limited liability company, by these presents does GRANT, REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises, covenants and agrees to and with Grantee to warrant and forever defend to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 15-09-321-127-0000
PROPERTY ADDRESS: 3418 Warren Avenue, Bellwood, Illinois 60104

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IN WITNESS WHEREOF, said party of the first part has executed the Special Warranty Deed, the day and year first above written.

Series LL of IBT Holdings, LLC

By: Peter Strickler

Name: Peter Strickler

Title: Manager/Member

State of Illinois)

County of Cook)

I, Lisa M. Kramer Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter Strickler personally known to me to be authorized to sign documents for Series LL of IBT Holdings, LLC, The Member of said limited liability company, 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 severally acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed limited liability company or the uses and purposes therein set forth.

GIVEN under my hand and official seal this 8th day of June, 2012

Lisa M. Kramer
Notary Public

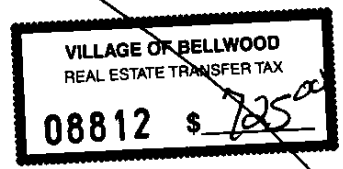


My commission expires: 11/21/14

This Instrument was prepared by:
Marianne Savaiano Fleisher, 2490 Palazzo Court, Buffalo Grove, IL 60089

PLEASE SEND SUBSEQUENT TAX BILLS TO:

06/28/2012	COOK	\$72.50	ILLINOIS:	\$145.00	TOTAL:	\$217.50
EAL ESTATE TRANSFER						
15-09-321-127-0000 20120601605106 MMAQUB						



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LOT 52 (EXCEPT THE EAST 10 FEET THEREOF) AND LOT 53 IN WELSH'S RESUBDIVISION OF BELWOOD OF LOTS 45 TO 52 AND 104 TO 115 IN BELLWOOD, A SUBDIVISION OF PARTS OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office