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15362190870

Doc#: 1536219087 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/28/2015 02:34 PM Pg: 1 of 5

Property of Cook County Clerk's Office

Special Warranty Deed

Upon recording, please return to:
Fidelity National Title Insurance Company
20 N. Clark St., Suite 220
Chicago, IL 60602

FIDELITY NATIONAL TITLE

999102164

3 of 3

CCRD REVIEWER

Rivisto

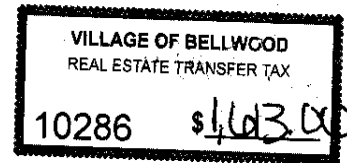
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Prepared by:

Philip J. Carbone
 LPI – Brookfield and Bellwood, LLC
 159 Pierce Street
 Birmingham, MI 48009

After recording return to:

John Conway
 Sullivan Hincks & Conway
 120 West 22nd Street, Suite 100
 Oak Brook, IL 60523

**SPECIAL WARRANTY DEED**

THE GRANTOR, **LPI – BROOKFIELD AND BELLWOOD, LLC**, an Illinois limited liability company ("Grantor"), with its principal office address of 159 Pierce Street, Birmingham, Michigan 48009, for the consideration of One U.S. Dollar and No/100ths (U.S. \$1.00) and other good and valuable consideration in hand paid, by these presents does hereby CONVEYS and SPECIALLY WARRANTS to **DEEN, LTD.**, an Illinois corporation ("Grantee"), whose address is 505 N. Lake Shore Dr., Chicago, Illinois 60611, as of December 22, 2015 (the "Transfer Date"), the following described real estate (the "Property"), situated in the Village of Bellwood, County of Cook, State of Illinois, more particularly described as follows, to wit:

See legal description set forth on Exhibit A attached hereto and incorporated herein.

Address of Real Estate: 503 S. Mannheim Road, Bellwood Illinois 60104

Tax Identification Number(s): 15-09-300-029; 15-09-300-030; and 15-09-300-031

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise 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 Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** the Property as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

GRANTOR further **SPECIALLY WARRANTS** and agrees to **FOREVER DEFEND** all and singular the said property unto the said Grantee, and its successors and assigns, against said Grantor, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, through, from or under Grantor, but not otherwise.

This Deed is subject to the lien for taxes not yet due and payable; all easements, encumbrances, covenants, conditions, restrictions and other matters of record; matters arising out of any act of Grantee, or its agents, employees or representatives; any matters that would be discovered by an

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accurate and complete survey or physical inspection of the Property; any matter that would be discovered through an accurate and complete search of the public records.

All of the provisions of this Deed shall run with the land and each portion thereof, shall bind and restrict the Property and each portion thereof, and shall be binding upon and inure to the benefit of the parties, and their respective heirs, devisees, representatives, successors and assigns, and any other person or entity (if any) so expressly noted herein, but no other.

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COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



DEC. 28. 15


REVENUE STAMP

0000026714

REAL ESTATE TRANSFER TAX
0015000
FP 103042

STATE TAX

STATE OF ILLINOIS



DEC. 28. 15

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000026767


REAL ESTATE TRANSFER TAX
0030000
FP 103037

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IN WITNESS WHEREOF, said Grantor has caused this Special Warranty Deed to be executed by an authorized representative of Grantor this 22 day of December, 2015.

LPI – Brookfield and Bellwood, LLC, an Illinois limited liability company

By: 
Name: Philip J. Carbone
Title: Authorized Agent

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

I, Bridget Campion, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Philip J. Carbone personally known to me to be the Authorized Agent of LPI – Brookfield and Bellwood, LLC, an Illinois 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 acknowledged that as such Authorized Agent he signed and delivered such instrument, as their free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of December, 2015.


Notary Public

My Commission Expires: 11/12/2022

When Recorded, Return To: John Conway, Sullivan Hincks & Conway, 120 West 22nd Street, Suite 100, Oak Brook, Illinois 60523.

Mail Subsequent Tax Bills To: Deen, Ltd., 505 N. Lake Shore Dr., Chicago, IL 60611

BRIDGET CAMPION
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires Nov. 12, 2022
Acting in the County of Oakland

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**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description

Land situated in the Village of Bellwood, County of Cook, State of Illinois, described as follows:

Lots 140, 141 and 142 (except the East 20 feet of said lots) in first addition to Cummings and Foremans real estate corporation Resubdivision of part of Miami Park in the West ½ of Section 9, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 15-09-300-029; 15-09-300-030; and 15-09-300-031

Commonly known as 503 S. Mannheim Road, Bellwood, Illinois 60104

Property of Cook County Clerk's Office