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This instrument prepared by:
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311 S. Wacker Drive, Ste. 3000
Chicago, Illinois 60606

Doc#: 1516704025 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/16/2015 09:37 AM Pg: 1 of 4

After recording return to:
William A. Galioto, Esq.
Innovate Legal
1654 N. Mozart
Chicago, Illinois 60647

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Mail subsequent tax bills to:
Bhavesh Patel and Narmda Patel
1202 Frederick Ct.
Elgin, Illinois 60120

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 27th day of May, 2015, by **IOTA SOUTH LOOP, LLC**, an Illinois limited liability company, whose mailing address is c/o Sabal Financial Group, 4675 MacArthur Court, 15th Floor, Newport Beach, CA 92660 ("Grantor"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents hereby **SELLS AND CONVEYS** to **BHAVESH PATEL and NARMDA PATEL**, husband and wife, as Tenants by the Entirety, whose mailing address is 1202 Frederick Ct., Elgin, Illinois 60120 ("Grantee"), forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors and assigns, that during the period of time that Grantor held fee simple title to the Premises, it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor WILL WARRANT AND DEFEND

***a/k/a NARMDA KUMAR PATEL**

Box 400

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the premises for the period of time that Grantor held fee simple title to the premises against all persons lawfully claiming by, through or under the Grantor, but none otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by the Grantor on and as of the date first above written.

IOTA SOUTH LOOP, LLC,
an Illinois limited liability company

By: Sabal Financial Group, L.P.,
a Delaware limited partnership

Its: Manager

By: 

Name: Mark E. Foster

Title: Authorized Signatory


"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

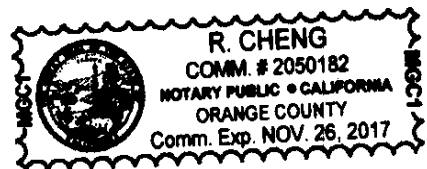
STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On May 27, 2015, before me, R. Cheng, Notary Public, personally appeared Mark E. Foster, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (SEAL)
Signature of Notary Public



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EXHIBIT A Legal Description

PARCEL 1:

UNITS 1004, P-165 AND P-168 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1555 WABASH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0916918036, AS AMENDED, IN NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE 109, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Common Address: 50 E. 16th Street, Units 1004, P-165 and P-168, Chicago, Illinois 60616
 PIN(s): 17-22-107-070-1109 – Unit 1004
 17-22-107-070-1345 – P-165
 17-22-107-070-1348 – P-168

REAL ESTATE TRANSFER TAX 04-Jun-2015



COUNTY:	206.25
ILLINOIS:	412.50
TOTAL:	618.75

17-22-107-070-1109 | 20150501691236 | 1-676-402-048

REAL ESTATE TRANSFER TAX 04-Jun-2015



CHICAGO:	3,093.75
CTA:	1,237.50
TOTAL:	4,331.25

17-22-107-070-1109 | 20150501691236 | 0-862-403-968

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EXHIBIT B **Permitted Title Exceptions**

1. REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE AS OF THE CLOSING DATE.
2. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN INSTRUMENT RECORDED AS DOCUMENT NUMBER 0736110018, RELATING TO COMMON SEWER AND WATER SERVICE.
3. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0916918036, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED JANUARY 2, 2013 AS DOCUMENT NUMBER 1300231031.

4. COVENANTS, CONDITIONS AND RESTRICTIONS, ORDINANCES, UTILITY EASEMENTS AND BUILDING LINES, IF ANY, OR ANY OTHER RESTRICTIONS, LEASES OR GRANTS PERTAINING TO THE LAND HEREIN, WHICH MAY BE CONTAINED ON THE PLAT OF SUBDIVISION, IF ANY, OR IN VARIOUS INSTRUMENTS THROUGH OUT THE CHAIN OF TITLE