

# UNOFFICIAL COPY

This instrument prepared by:  
Edward L. Filer, Esq.  
Freeborn & Peters LLP  
311 S. Wacker Drive, Ste. 3000  
Chicago, Illinois 60606



Doc#: 1521510093 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/03/2015 12:21 PM Pg: 1 of 4

After recording return to:  
Yelena Shvartsman, Esq.  
400 Skokie Boulevard, Suite 220  
Northbrook, Illinois 60062

Mail subsequent tax bills to:  
Jonathon Obergefell  
334 Trace Drive  
Delaware, Ohio 43015

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made this 19 day of June, 2015, by **IOTA SOUTH LOOP, LLC**, an Illinois limited liability company, whose mailing address is c/o Sabal Financial Group, 4675 MacArthur Court, 15<sup>th</sup> 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 **JONATHON OBERGEFELL**, an unmarried man, whose mailing address is 334 Trace Drive, Delaware, Ohio 43015 ("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**, 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.

2658746  
1931

S Y  
P     
S     
SC     
INT

# UNOFFICIAL COPY

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:

**R. PATTERSON JACKSON**  
**CHIEF EXECUTIVE OFFICER**

Title:

"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 June 19, 2015, before me, Jaclyn Mary Lanning, Notary Public, personally appeared R. Patterson Jackson, 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

Jaclyn Mary Lanning  
Signature of Notary Public

(SEAL)



REAL ESTATE TRANSFER TAX		22-Jul-2015
	CHICAGO:	2,377.50
	CTA:	951.00
	TOTAL:	3,328.50

REAL ESTATE TRANSFER TAX		22-Jul-2015
	COUNTY:	158.50
	ILLINOIS:	317.00
	TOTAL:	475.50

17-22-107-070-1114 | 20150601698262 | 1-255-918-464

17-22-107-070-1114 | 20150601698262 | 0-813-026-176

# UNOFFICIAL COPY

## EXHIBIT A Legal Description

### PARCEL 1:

UNITS 1009, P-40 IN THE 1555 WABASH CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF BLOCK 32, IN ASSESSOR'S DIVISION OF NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEAST CORNER OF WABASH AVENUE AND SIXTEENTH STREET; THENCE EAST ALONG THE NORTH LINE OF SIXTEENTH STREET 172 FEET AND 2 INCHES, MORE OR LESS, TO THE WEST LINE OF THE ALLEY; THENCE NORTH 163 FEET AND 9 INCHES ALONG THE WEST LINE OF SAID ALLEY; THENCE WEST 172 FEET AND TWO INCHES, MORE OR LESS, TO A POINT IN THE EAST LINE OF WABASH AVENUE, 163 FEET 9 INCHES NORTH OF THE NORTH LINE OF SIXTEENTH STREET; THENCE SOUTH 163 FEET 9 INCHES TO THE PLACE OF BEGINNING, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 18, 2009 AS DOCUMENT NO. 0916918036, AS AMENDED FROM TIME TO TIME TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE AREAS 114 LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP FOR 1555 WABASH CONDOMINIUM AND THE PLAT OF SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Common Address: 50 E. 16<sup>th</sup> Street, Units 1009 and P-40, Chicago, Illinois 60616  
PIN(s): 17-22-107-070-1114 – Unit 1009  
17-22-107-070-1218 – P-40

# UNOFFICIAL COPY

## **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.