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

Doc#: 1604908057 Fee: \$62.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/18/2016 09:54 AM Pg: 1 of 8

Dec ID 20160201668797
ST/CO Stamp 1-120-504-384 ST Tax \$147.00 CO Tax \$73.50

After recording return to:
Therese L. O'Brien, Esq.
O'Brien Law Group, P.C.
15020 S. Ravinia Avenue, Ste. 20
Orland Park, Illinois 60462

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Mail subsequent tax bills to:
Mary Vargas
8010 Riverwalk Drive, Unit 4F
Lyons, Illinois 60534

16000084 NC
2013

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 04 of February, 2016, by **RED RIVERWALK DRIVE HOLDINGS, LLC**, an Illinois limited liability company, whose mailing address is c/o Sabal Financial Group, 1675 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 **MARY VARGAS**, whose mailing address is 8010 River Walk Drive, Unit 4F, Lyons, Illinois 60534 ("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,

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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.

[SIGNATURE(S) ON FOLLOWING PAGE]

REAL ESTATE TRANSFER TAX		12-Feb-2016
	COUNTY:	73.50
	ILLINOIS:	147.00
	TOTAL:	220.50

18-02-204-016-1115 | 20160201668797 | 1-120-504-384

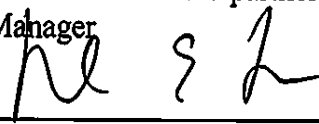
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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by the Grantor on and as of the date first above written.

**RED RIVERWALK DRIVE HOLDINGS, LLC,
an Illinois limited liability company**

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

Its: Manager

By: 
Name: Mark E. Foster
Title: Vice President & General Counsel

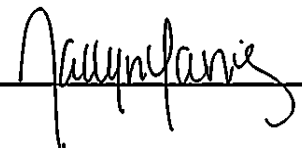
“A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.”

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On February 4, 2016, before me, Jaclyn Mary Lanning, 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/she executed the same in his/her authorized capacity, and that by his/her 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)



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EXHIBIT A Legal Description

UNIT 8010-4F AND 8030-PS70 IN THE RIVERWALK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING PART OF LOTS 1, 2 AND 3 (EXCEPT THE SOUTHWESTERLY 101 FEET OF SAID LOT 3) OF LUNN'S SUBDIVISION OF 2.5 ACRES IN THE NORTHEAST QUARTER OF SECTION 2; VACATED BARRY POINT ROAD; AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2, LYING NORTH OF THE NORTH LINE OF OGDEN AVENUE AND WEST OF THE WEST LINE OF JOLIET ROAD, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF JOLIET ROAD (SAID WEST LINE BEING 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 2) AND 108 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 2; THENCE SOUTH 1 DEGREE 54 MINUTES 57 SECONDS EAST, ALONG THE WEST LINE OF JOLIET ROAD, 319.31 FEET MEASURED (318.03 FEET MORE OR LESS RECORD) TO THE NORTH LINE OF OGDEN AVENUE; THENCE SOUTH 73 DEGREES 10 MINUTES 19 SECONDS WEST ON THE NORTHERLY LINE OF OGDEN AVENUE, 124.91 FEET TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO JOSEPH J. JANDA AND AGNES JANDA BY DEED DATED JUNE 1, 1948 AND RECORDED JUNE 8, 1948 AS DOCUMENT 14331883, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 73 DEGREES 10 MINUTES 19 SECONDS WEST, ALONG THE NORTHERLY LINE OF OGDEN AVENUE 320.40 FEET, TO THE SOUTHEASTERLY EXTENSION OF THE EASTERLY LINE OF THE SOUTHWESTERLY 101 FEET OF LOT 3 IN LUNN'S SUBDIVISION; THENCE NORTH 47 DEGREES 17 MINUTES 50 SECONDS WEST, ALONG THE EASTERLY LINE (AND EXTENSION THEREOF) OF THE SOUTHWESTERLY 101 FEET OF SAID LOT 3 IN LUNN'S SUBDIVISION, BEING ALSO A LINE IF EXTENDED WOULD PASS THROUGH A CUT CROSS ON THE TOP OF A CONCRETE WALL, 89.60 FEET (SAID CROSS BEING 21.38 FEET FURTHER NORTHWESTERLY OF THE TERMINUS OF THIS LINE); THENCE NORTHEASTERLY, ALONG A CURVE TO THE RIGHT, 175.49 FEET, SAID CURVE HAVING A RADIUS OF 398.52 FEET, A CHORD DISTANCE OF 174.07 FEET, AND A CHORD BEARING OF NORTH 56 DEGREES 17 MINUTES 42 SECONDS EAST; THENCE SOUTH 59 DEGREES 57 MINUTES 57 SECONDS EAST, 17.66 FEET TO A POINT ON THE NORTHERLY LINE OF VACATED BARRY POINT ROAD, ACCORDING TO DOCUMENT 0010743494; THENCE NORTH 30 DEGREES 02 MINUTES 03 SECONDS EAST, ALONG THE NORTHERLY LINE OF VACATED BARRY POINT ROAD, 210.00 FEET; THENCE SOUTH 59 DEGREES 57 MINUTES 57 SECONDS EAST, 49.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID VACATED BARRY POINT ROAD; THENCE NORTH 30 DEGREES 02 MINUTES 03 SECONDS EAST, ALONG THE SOUTHERLY LINE OF VACATED BARRY POINT ROAD 109.10 FEET TO THE EAST

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LINE OF THE PROPERTY CONVEYED BY SAID DOCUMENT 14331883; THENCE SOUTH 1 DEGREE 54 MINUTES 57 SECONDS EAST, ALONG SAID EAST LINE, 307.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, AND ALL TAKEN AS A TRACT;

EXCEPT THAT PART OF THE AFORESAID TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT BEING THE POINT OF INTERSECTION OF THE EASTERLY LINE OF THE PREMISES CONVEYED TO JOSEPH J. JANDA AND AGNES JANDA BY DEED DATED JUNE 1, 1948 AND RECORDED JUNE 8, 1948 AS DOCUMENT 14331883, WITH THE NORTHERLY LINE OF OGDEN AVENUE; THENCE NORTH 01 DEGREES 54 MINUTES 57 SECONDS WEST, 27.00 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTION: THENCE NORTH 78 DEGREES 02 MINUTES 51 SECONDS WEST, 116.00 FEET; THENCE NORTH 11 DEGREES 57 MINUTES 09 SECONDS EAST, 154.00 FEET; THENCE NORTH 57 DEGREES 19 MINUTES 43 SECONDS EAST, 20.91 FEET TO A POINT ON THE SOUTHERLY LINE OF VACATED BARRY POINT ROAD; THENCE NORTH 30 DEGREES 02 MINUTES 03 SECONDS EAST, ALONG THE SOUTHERLY LINE OF VACATED BARRY POINT ROAD 109.10 FEET TO THE EAST LINE OF THE PROPERTY CONVEYED BY SAID DOCUMENT 14331883; THENCE SOUTH 1 DEGREE 54 MINUTES 57 SECONDS EAST, ALONG SAID EAST LINE OF PROPERTY CONVEYED, 280.58 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION HEREIN DESCRIBED, TOGETHER WITH THAT PART OF THIS DEVELOPMENT FALLING WITHIN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 28, 2005 AS DOCUMENT NUMBER 0502834082 AND AMENDMENT NO. 1, RECORDED OCTOBER 18, 2006, AS DOCUMENT NUMBER 0629131064, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Common Address: 8010 River Walk Drive, Unit 4F, and 8030-PS70 Lyons, Illinois 60534
Tax Parcel Number: 18-02-204-016-1115 and 18-02-204-016-1130

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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. TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 28, 2005 AS DOCUMENT NO. 0502834082, AS AMENDED FROM TIME TO TIME; AND LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
3. THE DEVELOPER HAS RESERVED THE RIGHT TO ADD PROPERTY TO THE CONDOMINIUM AND, IN THE EVENT OF SUCH ADDITION, TO REALLOCATE PERCENTAGE INTERESTS IN THE COMMON ELEMENTS. THE RIGHT TO ADD PROPERTY EXPIRES 7 YEARS FROM THE RECORDING OF THE CONDOMINIUM DECLARATION.
4. RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED BARRY POINT ROAD.

(AFFECTS THE COMMON ELEMENTS)
5. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED BARRY POINT ROAD FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES.

(AFFECTS THE COMMON ELEMENTS)
6. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

(AFFECTS THE COMMON ELEMENTS)
7. EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED APRIL 19, 1983 AS DOCUMENT NO. 26573938, AFFECTING THE SOUTHWESTERLY 10.00 FEET OF LOT 2 AND LOT 3 (EXCEPT THE SOUTHWESTERLY 101.00 FEET OF LOT 3).

(AFFECTS THE COMMON ELEMENTS)

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8. EASEMENTS IN FAVOR OF THE VILLAGE OF LYONS, ITS LICENSEE, FRANCHISEE, AGENT OR DESIGNEE FOR PUBLIC UTILITIES, AS RESERVED BY THE ORDINANCE OF VACATION RECORDED AUGUST 13, 2001 AS DOCUMENT 0010743494. (AFFECTS THAT PORTION OF THE LAND LYING IN VACATED BARRY POINT ROAD.)

(AFFECTS THE COMMON ELEMENTS)

9. CONDITIONS CONTAINED IN WARRANTY DEED FROM LUI ARRIGONI AND HIS WIFE TO GEORGE HOFFMAN DATED APRIL 30, 1923 AND RECORDED MAY 4 1923 AS DOCUMENT 7914447 (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 3507 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), THAT NO BUILDING AT ANY TIME BE ERECTED ON THE LAND.

(AFFECTS A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF OGDEN AVENUE IN THE VILLAGE OF LYONS WHICH POINT IS LOCATED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID QUARTER SECTION, 6.86 CHAINS; THENCE SOUTH 75 DEGREES 45 MINUTES WEST 5 CHAINS 90 LINKS; THENCE NORTH PARALLEL TO SAID EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, 28.80 FEET TO SAID POINT ON THE NORTHERLY LINE OF OGDEN AVENUE 7.28 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF OGDEN AVENUE 7.28 FEET TO INTERSECTION OF SAID LINE WITH THE SOUTHEASTERLY LINE OF BARRY POINT ROAD; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE 13.28 FEET TO A POINT WHICH IS 9.38 FEET NORTH OF THE POINT OF BEGINNING AND MEASURED ALONG A LINE PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 2 AFORESAID; THENCE SOUTH 9.38 FEET TO THE POINT OF BEGINNING)

10. GRANT RECORDED NOVEMBER 2, 1942 AS DOCUMENT 12983262 TO THE ILLINOIS BELL TELEPHONE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, THE RIGHT AND EASEMENT TO CONSTRUCT, PLACE AND MAINTAIN ITS BURIED CABLE IN A NORTH AND SOUTH DIRECTION PARALLEL WITH AND ADJACENT TO THE EAST LOT LINE KNOWN AS LOT 3 IN LUNN'S SUBDIVISION OF 2 1/2 ACRES AFORESAID, TOGETHER WITH THE RIGHT OF ACCESS THERETO TO MAINTAIN THE SAME.

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(AFFECTS THE COMMON ELEMENTS)

11. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT DATED APRIL 23, 2001 AND RECORDED MAY 29, 2001 AS DOCUMENT 0010452116 BETWEEN THE VILLAGE OF LYONS AND RIVERWALK PARTNERS, LLC.

(AFFECTS THE LAND AND OTHER PROPERTY)

12. ENCROACHMENT OF THE 1-STORY BRICK BUILDING LOCATED MAINLY ON THE PROPERTY EAST OF AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.06 OF A FOOT AND .09 OF A FOOT AND BY THE 33 - FOOT DOORS, AS SHOWN ON PLAT OF SURVEY NUMBER 2961.02 PREPARED BY SPACECO INC. DATED MAY 17, 2002.

(AFFECTS THE COMMON ELEMENTS)