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This instrument prepared by:
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Chicago, Illinois 60606

Doc#: 1612016011 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/29/2016 10:29 AM Pg: 1 of 6

After recording return to:
Esperanza Rivera-Valenzuela, Esq.
Law Office of Esperanza Valenzuela
6418 W. Ogden Avenue
Berwyn, Illinois 60402

This space reserved for recorder's use only.

Mail subsequent tax bills to:
Marco A. Mercado
5511 S. Sawyer
Chicago, Illinois 60629

REAL ESTATE TRANSFER TAX		29-Apr-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

18-02-204-016-1121 | 20160401698104 | 1-188-745-536

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 25 day of April, 2016, by **RED RIVERWALK DRIVE HOLDINGS, 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 **MARCO A. MERCADO**, whose mailing address is 8010 River Walk, Unit 6C 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, 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.

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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: *Kevin R. McKenzie*
Name: Kevin R. McKenzie
Title: Authorized Signatory

Property of Cook County Clerk's Office

“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.”

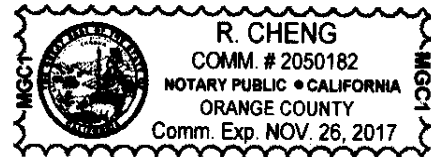
STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On April 25, 2016, before me, R. Cheng, Notary Public, personally appeared Kevin R. McKenzie, 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 *R. Cheng* (SEAL)



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The following is a copy of a Legal Description help by the Cook County Clerk.

If you need a certified copy of this record, please request it and it can be provided within 24 hours.

PIN: 18022040161121

UNIT: 8030PS-
61

LOT:

BLOCK:

OUTLOT:

The Riverwalk Condo per Declaration Document #0502834082 AND AMENDMENT NO. 1 PER DOC #0629131064:

That part of the E 1/2 of the NE 1/4, being Lots 1, 2, and 3 <Except the Southwesterly 101 feet of said Lot 3> of Lunn's Subdivision of 2.5 acres in the NE 1/4

and Vacated Barry Point Road

and part of the E 1/2 of the NE 1/4, lying North of the North line of Ogden Avenue and West of the West line of Joliet Road, taken as a tract described as follows:

Commencing at a point on the West line of Joliet Road and 108 feet South of the North line of said Section 2

thence S 1° 54' 57" E, 319.31 feet

thence S 73° 10' 19" W, 124.91 feet to the Point of Beginning

thence continuing S 73° 10' 19" W, 320.4 feet

thence N 47° 17' 50" W, 89.6 feet

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 N 56° 17' 42" E

thence S 59° 57' 57" E, 17.66 feet

thence N 30° 2' 3" E, 210 feet

thence S 59° 57' 57" E, 49 feet

thence N 30° 2' 3" E, 109.1 feet

thence S 1° 54' 57" E, 307.67 feet to the Point of Beginning

**SECTION: 2 TOWNSHIP: 38 NORTH, RANGE: 12 EAST OF THE
THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS**

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EXHIBIT A
Legal Description

UNIT 8010-PS61 IN THE RIVERWALK CONDOMINIUM RECORDED JANUARY 28, 2005 AS DOCUMENT NUMBER 0502834082 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

Common Address: 8010 River Walk Drive, PS61, Lyons, Illinois 60534
PINS(s): 18-02-204-016-1121 – PS61

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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. PROVISIONS, CONDITIONS, RESTRICTIONS, OPTIONS, ASSESSMENTS, AND EASEMENTS AS CREATED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 28, 2005 AS DOCUMENT NO. 0502834082 AND AS AMENDED IN DOCUMENT NO. 0629131064.

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GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 4 | 29 | 20 16

SIGNATURE: [Signature]
GRANTOR or AGENT

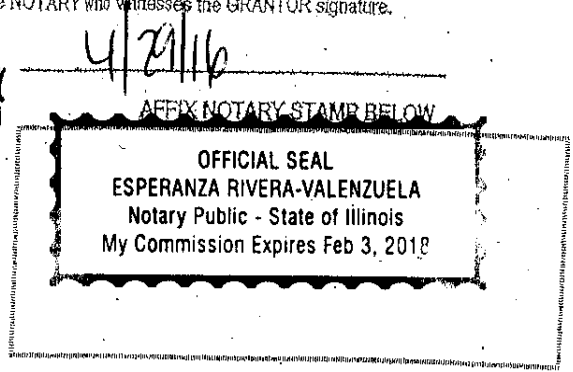
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Red Riverbank Park Property Co

On this date of: 4 | 29 | 20 16

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 4 | 29 | 20 16

SIGNATURE: [Signature]
GRANTEE or AGENT

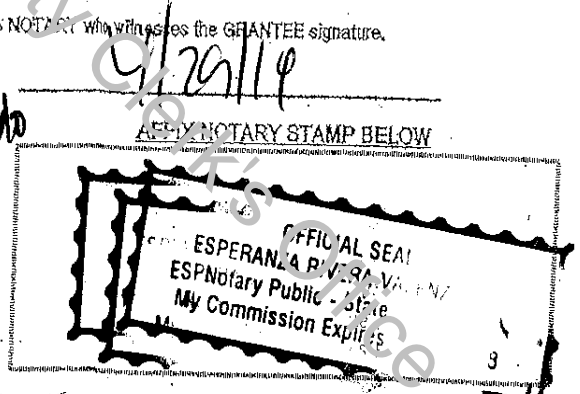
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Marcos A. Mervallo

On this date of: 4 | 29 | 20 16

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a CLASS C MISDEMEANOR for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

revised on 10/2015

