

FIRST AMERICAN TITLE

FILE # 2163844 102

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

After recording return to:
Shane Mowery
3653 W. Irving Park Road
Chicago, IL 60618

Mail subsequent tax bills to:
Patrick McGroarty and Namrata Singh
50 E. 16th Street
Unit 505
Chicago, IL 60616



Doc#: 1622445227 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/11/2016 03:55 PM Pg: 1 of 4

only.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 22 day of July, 2016, 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 GRANTS, BARGAINS, SELLS AND CONVEYS to PATRICK MCGROARTY and NAMRATA SINGH, married, as tenants by the entirety, whose mailing address is 50 E. 16th Street, Unit 505, P-75, Chicago, Illinois 60616 ("Grantee"), forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

M.

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.

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: John A. Bogler
 Title: Chief Financial Officer

"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."

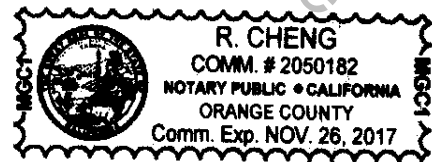
STATE OF CALIFORNIA)
 COUNTY OF ORANGE)


On July 22, 2016, before me, R. Cheng, Notary Public, personally appeared John A. Bogler, 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



REAL ESTATE TRANSFER TAX		02-Aug-2016
	CHICAGO:	3,101.25
	CTA:	1,240.50
	TOTAL:	4,341.75 *

17-22-107-070-1035 | 20160701636945 | 1-216-193-344

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		02-Aug-2016
	COUNTY:	206.75
	ILLINOIS:	413.50
	TOTAL:	620.25

17-22-107-070-1035 | 20160701636945 | 0-955-097-920

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EXHIBIT A **Legal Description**

PARCEL 1:

UNITS 505 AND P-75 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 35, 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. 16th Street, Units 505 and P-75, Chicago, Illinois 60616
PIN(s): 17-22-107-070-1035 – Unit 505
17-22-107-070-1254 – P-75

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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 RECORDED JUNE 18, 2009 AS DOCUMENT NO. 0916918036 AND ANY AMENDMENTS THERETO.

PROVISIONS, CONDITIONS AND LIMITATIONS AS CREATED BY THE CONDOMINIUM PROPERTY ACT.

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

3. COVENANT RECORDED AS DOCUMENT NUMBER 0736110018 RELATING TO COMMON SEWER LINES AND THE TERMS AND CONDITIONS CONTAINED THEREIN.