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This instrument prepared by:
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Doc#: 1623516021 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/22/2016 11:27 AM Pg: 1 of 4

After recording return to:
The Law Office of Borla, North and
Associates
ATTN: Robert Borla
6912 S. Main Street
Suite 200
Downers Grove, IL 60516

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Mail subsequent tax bills to:
Randal and Laurie Powers
8030 Riverwalk, 3C
Lyons, IL 60534

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 15 day of August, 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 GRANTS, BARGAINS, SELLS AND CONVEYS to RANDAL and LAURIE L. POWERS, ^{as husband and w. fe.} ^{assignments by the entirety} whose mailing address is 8030 River Walk Drive, Unit 3C, 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,

REAL ESTATE TRANSFER TAX

22-Aug-2016



COUNTY: 90.00
ILLINOIS: 180.00
TOTAL: 270.00

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18-02-204-016-1012

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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.

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

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

Its: Manager

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

Property of Cook County Notary Public 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."

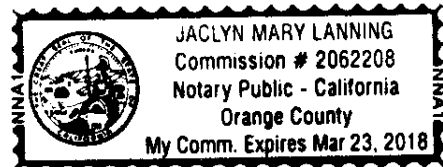
STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On August 9, 2016, before me, Jaclyn Mary Lanning, 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 *Jaclyn Lanning* (SEAL)



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EXHIBIT A **Legal Description**

UNIT 8030-3C, 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.

UNIT 8030-PS-28, 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.

UNIT 8030-PS-45, 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: 8030 Riverwalk Drive, Unit 3C, 8030 PS-28, and 8030 PS-45, Lyons, Illinois 60534

PINS(s): 18-02-204-016-1012 - Unit 3C
18-02-204-016-1058 - PS-28
18-02-204-016-1075 - PS-45

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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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