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SPECIAL WARRANTY DEED

This instrument prepared by:
Adam C. Toosley, Esq.
Freeborn & Peters LLP
311 S. Wacker Drive, Ste. 3000
Chicago, IL 60606

After recording return to:
Helen M. Jensen, Esq.
Nisen & Elliott, LLC
200 W. Adams Street, Ste. 2500
Chicago, IL 60606

Mail subsequent tax bills to:
Joseph L. Robinson II
50 E. 16th Street
Unit 303
Chicago, IL 60616

Doc# 1714341031 Fee \$44.00
1714341031D
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 05/23/2017 10:15 AM PG: 1 OF 4

This space reserved for Recorder's use only.

FIRST AMERICAN TITLE
FILE # 2841723

192

THIS SPECIAL WARRANTY DEED is made this 5 day of May, 2017, 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 **JOSEPH L. ROBINSON II**, an ~~un~~ married person, whose mailing address is 50 E. 16th Street, Unit 303, Chicago, Illinois 60616 ("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.

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
Title: CHIEF EXECUTIVE 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."

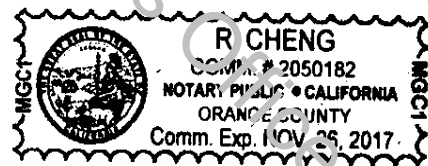
STATE OF CALIFORNIA)
COUNTY OF ORANGE)


On May 5, 2017, before me, R. Cheng, 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  (SEAL)
Signature of Notary Public



REAL ESTATE TRANSFER TAX		18-May-2017
	CHICAGO:	5,662.50
	CTA:	2,265.00
	TOTAL:	7,927.50 *
17-22-107-070-1003 20170501655479 -1-785-901-504		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		18-May-2017
	COUNTY:	377.50
	ILLINOIS:	755.00
	TOTAL:	1,132.50
17-22-107-070-1003 20170501655479 0-200-413-632		

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EXHIBIT A
Legal Description

PARCEL 1:

UNITS 303 AND PARKING UNITS P-121, P-121T TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1555 WABASH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0916918036, AS AMENDED, IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NOS 3 AND 8, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 50 E 16th St. Unit 303, P-121 and P-121T, Chicago, IL 60616

PIN: 17-22-107-070-1003
17-22-107-070-1301
17-22-107-070-1302

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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. COVENANT RECORDED AS DOCUMENT NUMBER 0736110018 RELATING TO COMMON SEWER LINES AND THE TERMS AND CONDITIONS CONTAINED THEREIN.
3. TRANSFER AND ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED JANUARY 2, 2013 AS DOCUMENT NUMBER 1300231031. (AFFECTS UNDERLYING LAND)
4. TERMS AND CONDITIONS OF GRANT OF EASEMENT RECORDED JUNE 8, 2016 AS DOCUMENT 1616019141.
5. PROVISIONS, CONDITIONS, RESTRICTIONS, OPTIONS, ASSESSMENTS AND EASEMENTS AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED JUNE 18, 2009 AS DOCUMENT NO. 0916918036 AND AMENDED BY DOCUMENT 1709019040 AND ANY AMENDMENTS THERETO.

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