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This Instrument Prepared by:
Neal M. Ross, Esq.
670 N. Clark St., Suite 300-W
Chicago, Illinois 60654

Doc#: 1724218064 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/30/2017 11:09 AM Pg: 1 of 3

Dec ID 20170801612288
ST/CO Stamp 1-787-900-864 ST Tax \$70.00 CO Tax \$35.00

After Recording Return to:
Kathleen Cunningham, Esq.
19201 S. LaGrange Rd.
Suite 205
Mokena, IL 60448

Send Subsequent Tax Bills to:
Catherine A. Visvardis
15719 Roggvane Unit 6
Oak Forest, IL 60452

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SPECIAL WARRANTY DEED

This Indenture is made as of August 23, 2017, between River North Properties Series LLC - Investments, an Illinois series limited liability company ("Grantor"), and Catherine A. Visvardis as to an undivided 1% interest and Laverne Visvardis as to an undivided 99% interest, as tenants in common ("Grantees"), whose address is 10937 California Ct., Orland Park, IL 60467;

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantees, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantees, and their successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantees, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantees, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth above.

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EXHIBIT "A"

UNIT NUMBER 4-6 IN SHIBUI SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

CERTAIN LOTS IN OAK VIEW SUBDIVISION, A SUBDIVISION IN PART OF THE WEST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR SHIBUI SOUTH CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 61991, AND RECORDED MARCH 5, 1993 AS DOCUMENT 93168945, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Declaration of Condominium/Covenants, Conditions, and Restrictions ("Declaration/CCR's") and all amendments; public and utility easements including those established or implied from the Declaration/CCR's or amendments the etc; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act, as amended; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCR's; general real estate taxes not yet due or payable.

PIN #28-17-416-009-1042

Property Address: 15719 Peggy Lane, #4-6, Oak Forest, IL 60452

Cook County Clerk's Office