



Doc# 1729918095 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/26/2017 03:31 PM PG: 1 OF 3

**SPECIAL WARRANTY DEED**

Prepared By and Return To: Attorneys' Title Services, LLC Attn: Charles R Wood  
12428 San Jose Blvd, Suite 1, Jacksonville, FL 32223 File No.: ST1700469

THIS SPECIAL WARRANTY DEED, is made this 30 day of August, 2017, by **MTGL Investors, L.P.**, whose post office address is: 9990 Richmond Ave. S. #400, Houston, TX 77042 (Grantor), to **Yusuf Tayob** whose post office address is: 200 N Jefferson Street, Chicago, IL 60661.

Mail Future Tax Bills to: 200 N Jefferson Street, Chicago, IL 60661

Unit 709

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land lying and being in **Franklin County, Illinois**, and more particularly described herein below (the "Property"):

UNIT 709 AND PARKING UNIT P-129 IN THE JEFFERSON TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF LOTS 1 AND 2 IN MANNING'S SUBDIVISION OF LOTS 5 AND 8 IN BLOCK 25 IN THE ORIGINAL TOWN OF CHICAGO, IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 0536327117, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Parcel Identification No.: 17-09-314-021-1027 and 17-09-314-021-1527

TOGETHER WITH all the easements, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT TO those matters set forth in **Exhibit "A"** attached hereto and incorporated herein by this reference; provided, however, reference thereto shall not serve to re impose the same.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that, except as noted above, at the time of delivery of this Special Warranty Deed said Property was free from all encumbrances made by Grantor and that Grantor shall and will WARRANT AND DEFEND the same against the lawful claims and demands of all persons claiming by, through or under Grantor but against none others.

**REAL ESTATE TRANSFER TAX**

27-Oct-2017



COUNTY: 145.00  
ILLINOIS: 290.00  
TOTAL: 435.00

17-09-314-021-1027 | 20171001644491 | 1-175-920-672

**REAL ESTATE TRANSFER TAX**

27-Oct-2017



CHICAGO: 2,175.00  
CTA: 870.00  
TOTAL: 3,045.00 \*

17-09-314-021-1027 | 20171001644491 | 0-448-045-088

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

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer on the day and year first above written.

Signed sealed, and delivered  
in the presence of:

Kasey Meyer  
Print Name: Kasey Meyer

MTGLQ Investors, L.P.  
By Its Loan Servicer and Attorney in Fact:

Selene Finance LP, a Delaware limited partnership

By: [Signature]  
Signature Amy Gaffney

Printed Name  
Its: Supervisor

[Signature]  
Print Name: Nathaniel Fincher

STATE OF FL

COUNTY OF Duval

**Amy Gaffney**

The foregoing instrument was acknowledged before me, by Amy Gaffney, as Supervisor of Selene Finance, LP on behalf of MTGLQ, Investors, L.P. and who is personally known by me or has presented a Supervisor as identification, and who executed the foregoing instrument under the authority duly vested in him by said company and as the act and deed of said company.

WITNESS my hand and official seal in the County and State aforesaid this 30 day of August, 2017.



AMBER N. REVIS  
MY COMMISSION # GG 018261  
EXPIRES: August 3, 2020  
Bonded Thru Budget Notary Services

Amber N. Revis

Notary Public, State of FL  
My Commission Expires: 08/03/2020

# UNOFFICIAL COPY

## EXHIBIT "A"

### Permitted Exceptions

1. Zoning and other ordinances.
2. Real estate taxes for the year of closing and thereafter.
3. Installments of special taxes and assessments not required to be paid prior to the effective date of this Special Warranty Deed.
4. Special taxes and assessments becoming a lien on or after the effective date of this Special Warranty Deed.
5. Visible easements and all other matters that would be disclosed by a current survey of the Property.
6. All valid and enforceable covenants, restrictions, reservations, easements, agreements and other matters as shown on the public record.

Property of Cook County Clerk's Office