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Doc#: 1730701159 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/03/2017 11:09 AM Pg: 1 of 3

Dec ID 20171101647381
ST/CO Stamp 0-485-353-408 ST Tax \$143.50 CO Tax \$71.75
City Stamp 1-653-948-448 City Tax: \$1,506.75

Mail Recorded Deed To:

Martin J. O'Hearn
Law Offices of Martin J. O'Hearn
10047 South Western Avenue
Chicago, IL 60643

Mail Tax Bills To:

Donna Overton
1620 W. Columbia Avenue, Unit 2S
Chicago, IL 60626

1701 Columbia St
Chicago, IL 60626

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 1st day of November, 2017 by and between Pioneer MRYD, LLC, an Illinois limited liability company, of White Plains, New York ("Grantor"), and Donna Overton, a single woman ("Grantee"), her successors and assigns, whose address is 10958 S. Eberhart, Chicago, IL 60628.

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL AND CONVEY AND WARRANT unto Grantee, all of Grantor's interest in the real property located in Cook County, Illinois, and being more particularly described hereto (the "Property"):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index No.: 11-31-408-021-1010

Address of Property: 1620 W. Columbia Avenue, Unit 2S, Chicago, Illinois 60626

TO HAVE AND TO HOLD said Property to Grantee and Grantee's successors and assigns forever. Grantor hereby binds itself and its successors to warrant and defend the title with respect to matters arising from Grantor's actions during the period in which Grantor has owned the Property and no other, subject to the following matters: Covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Property; condominium declaration and bylaws and any amendments thereto; and general real estate taxes not yet due and payable.

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 1620-2S IN THE COLUMBIA PARC CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 22, 23, AND 24 IN MANN'S ADDITION TO ROGERS PARK, BEING A SUBDIVISION IN THE NORTH 1/3 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0614216011; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Office of Cook County Clerk's Office