

# UNOFFICIAL COPY



**After Recording Return to:**

SelecTitle, LLC  
12276 San Jose Boulevard, Suite 423  
Jacksonville, FL 32223

**Instrument Prepared By:**

Kevin T. Kavanaugh, Esq.  
3331 W. Big Beaver, Ste. 109  
Troy, MI 48084  
Licensed in IL, Bar ID No. 6280331

**Mail Tax Statements To:**

David M. Akers  
30 East Lucas Drive  
Palos Hills, IL 60465

**Tax Parcel ID Number:**

28-04-301-022-1056

**Order Number:**

ST1700921

Doc# 1803919076 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/08/2018 02:06 PM PG: 1 OF 4

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED dated this 9 day of January, 2018. WITNESSETH, that, **MTGLQ INVESTORS, LP**, whose address is c/o Selene Finance 9990 Richmond Avenue, #400, Houston TX 77042, hereinafter called "GRANTOR," whether one or more, does hereby grant to **DAVID M. AKERS, Trustee under the AKERS SURVIVOR'S TRUST**, whose address is 30 East Lucas Drive, Palos Hills, IL 60465, hereinafter called "GRANTEE," whether one or more;

GRANTOR, for and in consideration of the sum of Sixty-Eight Thousand Dollars and 00/100 (\$68,000.00) and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby warrant, grant, bargain, sell, assign, remiss, release, convey and confirm unto the GRANTEE, all that certain land, situated in Cook County, Illinois, to wit:

The following described property:

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

Assessor's Parcel Number: 28-04-301-022-1056

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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

AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land, and that GRANTOR will only warrant and forever defend the right and title to the

REAL ESTATE TRANSFER TAX

08-Feb-2018



COUNTY: 34.00  
ILLINOIS: 68.00  
TOTAL: 102.00

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The transfer of title and conveyance herein is hereby accepted by DAVID M. AKERS, Trustee under the AKERS SURVIVOR'S TRUST.

David M. Akers TRUSTEE UNDER THE AKERS SURVIVOR'S TRUST  
DAVID M. AKERS, Trustee under the AKERS SURVIVOR'S TRUST

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS

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## EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

Parcel 1: Unit No. 518 in Sandpiper South Condominium No. 3, as delineated on the survey of the following described parcel of real estate (hereinafter referred to as parcel): Lot 5 in Sandpiper South Unit No. 2, a subdivision of part of the Southwest 1/4 of Section 4, Township 36 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded August 17, 1973 as Document Number 22443820 which survey is attached as Exhibit 'A' to Declaration made by Beverly Bank, as Trustee under Trust Agreement dated November 22, 1972 and known as Trust Number 8-4011 recorded in the Office of the Recorder of Deeds, Cook County, Illinois on May 21, 1974 as Document Number 22723064 and amended by Document Number 22776128 recorded June 9, 1974 and amended by Document Number 22783244 recorded July 16, 1974; together with an undivided percent interest in said parcel (excepting from said parcel all the property and space comprising all the units as defined and set forth in said Declaration and Survey) in Cook County, Illinois.

Parcel 2: Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easements made by Beverly Bank, as Trustee under Trust No. 8-4011 recorded December 12, 1973 as Document Number 22570315 as created by deed from Beverly Bank, as Trustee under Trust No. 8-4011 to William J. Seguin and Carol A. Seguin his wife, recorded as Document Number 23010989 on March 4, 1975, for the purpose of passage, use and enjoyment, ingress and egress, in Cook County, Illinois.

Being the same property conveyed from INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, to MTGLQ INVESTORS, L.P., by Deed dated April 28, 2017, recorded May 5, 2017, as Document No. 1712555003 in Cook County Records.

Property Address: 14015 James Drive, Unit 518, Crestwood, IL 60445

Assessor's Parcel No.: 28-04-301-022-1056