

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 60405

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 day of January, 20 18 WITNESSETH, that, MTGLQ INVESTORS, L.P. whose address is c/o Selene Finance 9990 Richmond Avenue, #400, Houston TX 77042, hereing ter 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, hereing ter 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 here's 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: <u>28-04-301-022-1056</u>

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

PAGE 1 of 4

above described property unto the said GRANTEE against the claims of those persons claiming by, through or under GRANTOR, but not otherwise.

Subject to: covenants, conditions and restrictions of record; and taxes from 2017 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the current year.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

He. b) releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN TESTIMONY WIEREOF, WITNESS the signature of the Grantor on the date first written above.

No title search was performed on the subject property by the preparer. The preparer or this deed thakes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by GRANTOR/GRANTEE and/or their agents; no boundary survey was made at the time of this conveyance.

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

TRUSTÆ LLUDERTHE AKEKSURVINDAS TRUST

DAVID M. AKERS, Trustee under the AKERS SURVIVOR'S TRUST

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C/OPTS OFFICE COOK COUNTY RECORDER OF DEEDS

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 record 1 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 appurted int to and for the benefit or 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 h s 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 INTEF.CO JNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, to MTGLQ INVESTORS, L.F., by Deed dated April 28, 2017, recorded May 5, 2017, as Document No. 1712555003 in Cook County Records.

Clarts Office Property Address: 14015 James Drive, Unit 518, Crestwood, 11, 60445

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