

# UNOFFICIAL COPY

PREPARED BY:  
Codilis & Associates, P.C.  
Jennifer Hayes, Esq.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

Doc#: 1818349369 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/02/2018 01:13 PM Pg: 1 of 2

Dec ID 20180601608235  
ST/CO Stamp 1-149-391-648 ST Tax \$206.00 CO Tax \$103.00  
City Stamp 2-021-806-880 City Tax: \$2,163.00

**MAIL TAX BILL TO:**

Dorin Oprea and Valencia Phillips  
3821 S. Wabash Ave Apt 2N  
Chicago, IL 60653

**MAIL RECORDED DEED TO:**

Dorin Oprea & Valencia Phillips  
3821 S. Wabash Ave Apt 2N  
Chicago, IL 60653

180297357102 1/3

## SPECIAL WARRANTY DEED

THE GRANTOR, Second Opportunity of America, LLC, of 7667 Vickers Street, San Diego, CA 92111, a corporation organized and existing under the laws of \_\_\_\_\_, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Dorin Oprea and Valencia Phillips, of 4721 S. Champlain Ave Unit #3 Chicago, IL 60615-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit: husband & wife, tenancy by the entirety

**PARCEL 1:**

UNIT 2N IN THE 3821-23 SOUTH WABASH, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 9 AND 10 (EXCEPT THOSE PARTS TAKEN FOR STREET AND ALLEY) IN CHARLES H. WALKER'S SUBDIVISION OF THE WEST 5 ACRES OF THE 10 ACRES NORTH AND ADJOINING THE SOUTH 10 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0528027004, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2N, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0528027004.

**PERMANENT INDEX NUMBER:**

**PROPERTY ADDRESS:** 3821 S. Wabash Avenue Unit #2N, Chicago, IL 60653

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., Ste. 2400  
Chicago, IL 60606-4650  
Attn: Search Department

# UNOFFICIAL COPY

Special Warranty Deed - *Continued*

Dated this May 24, 2018

Second Opportunity of America, LLC

By: *Maren Merrell*

STATE OF Arizona )

) SS.

COUNTY OF Maricopa )

I, the undersigned a Notary Public in and for said County, in the State aforesaid, do hereby certify that Second Opportunity of America, LLC, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this \_\_\_\_\_



*Linda Segui*  
Notary Public  
My commission expires: Oct. 15, 2019

Exempt under the provisions of paragraph \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date  
\_\_\_\_\_ Agent.