

# UNOFFICIAL COPY

**After Recording Return to:**

SelecTitle, LLC  
12276 San Jose Blvd., Suite 423  
Jacksonville, FL 32223

**Instrument Prepared By:**

Steven Weiss, Esq.  
105 West Adams Street, Suite 1850  
Chicago, IL 60603  
Illinois Bar ID No. 6301158

**Mail Tax Statements To:**

TJ Companies, Inc.  
7650 Banks Street  
Justice, IL 60458

**Tax Parcel ID Number:**

25-28-408-041-0000

**Order Number:**

ST1800232



\*18275440720\*

Doc# 1827544072 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/02/2018 03:12 PM PG: 1 OF 3

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED dated this 5 day of September, 2018.  
WITNESSETH, that, **MTGLQ INVESTORS, L.P.**, a Delaware Limited Partnership, 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 **TJ COMPANIES, INC.**, an Illinois Corporation, whose  
address is 7650 Banks Street, Justice, IL 60458, hereinafter called "GRANTEE," whether one or more;

GRANTOR, for and in consideration of the sum of Fifty-Five Thousand Dollars and 00/100  
(\$52,000.00) 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: 25-28-408-041-0000

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

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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 2018 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.

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

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

**MTGLQ INVESTORS, L.P. by Selene Finance LP attorney in fact**

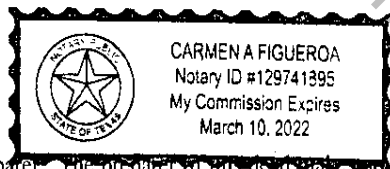
By: Mitchell Oringer  
 Its: Senior Vice President

STATE OF Texas )  
 ) ss.  
 COUNTY OF Harris )

I, Carmen A. Figueroa, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Mitchell Oringer, Senior Vice President Selene Finance LP attorney in fact for MTGLQ INVESTORS, L.P., personally known to me to be the same person(s) whose name(s) 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 official seal this 5 day of September 2018

Carmen A. Figueroa  
 Notary Public  
 My Commission Expires: 3.10.2022



No title search was performed on the subject property by the preparer. The preparer of this deed makes 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.

REAL ESTATE TRANSFER TAX		02-Oct-2018
	COUNTY:	26.00
	ILLINOIS:	52.00
	TOTAL:	78.00

25-28-408-041-0000 | 20180901679576 | 1-208-260-768

REAL ESTATE TRANSFER TAX		02-Oct-2018
	CHICAGO:	390.00
	CTA:	156.00
	TOTAL:	546.00 *

25-28-408-041-0000 | 20180901679576 | 0-004-413-600

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

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## EXHIBIT A LEGAL DESCRIPTION

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

Lot 2 in Panozzo's Resubdivision of part of Lot 8 in Andrew Subdivision of the East 1/2 of the Southwest 1/4 and the Southeast Fractional 1/4 of Section 28, Township 37 North, Range 14, North of the I.B.L., east of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed from THE JUDICIAL SALES CORPORATION, an Illinois Corporation, to MTGLQ INVESTORS, L.P., by assignment, by Deed dated June 7, 2018, recorded July 23, 2018, as Document No. 1820419329 in Cook County Records.

Property Address: 12134 S Yale Avenue, Chicago, IL 60628

Assessor's Parcel No.: 25-25-408-041-0000