

# UNOFFICIAL COPY



**After Recording Return to:**

Selecttitle, LLC  
12276 San Jose Blvd., 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:**

Lisa M. Slanker  
615 Philip Drive,  
Bartlett, IL 60103

**Tax Parcel ID Number:**

06-28-105-001-0000

**Order Number:**

ST1800661

Doc# 1906518069 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/06/2019 10:37 AM PG: 1 OF 3

1042

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED dated this 6 day of February, 2019.  
WITNESSETH, that, **MTGLQ INVESTORS, L.P.**, 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 **LISA M. SLANKER**, whose address is 615 Philip Drive, Bartlett, IL 60103,  
hereinafter called "GRANTEE," whether one or more;

GRANTOR, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) 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: 06-28-105-001-0000

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

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Subject to: covenants, conditions and restrictions of record; and taxes from 2019 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, as Attorney-in-Fact**

  
By: Roman Flores  
Its: Assistant Vice President

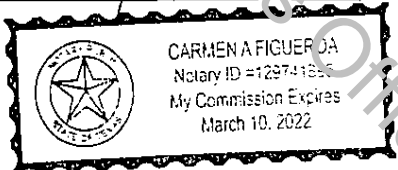
STATE OF \_\_\_\_\_ )  
COUNTY OF Harris )

ss.

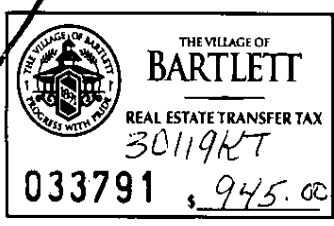
I, Carmen A. Figueroa, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Roman Flores as Assistant Vice President of SELENE FINANCE LP, as Attorney-in-Fact for MTGLQ INVESTORS, L.P., personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing 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 4 day of February, 2019.

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		05-Mar-2019
		COUNTY: 157.50
		ILLINOIS: 315.00
		TOTAL: 472.50
06-28-105-001-0000		20190201690775   0-086-316-448

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## EXHIBIT A LEGAL DESCRIPTION

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

Lot 16 in Villa Olivia Estates Unit Three, being a subdivision of part of the West 1/2 of Section 28, Township 41 North Range 9 East of the Third Principal Meridian, in Cook County, Illinois according to the plat thereof recorded July 24, 1997 as Document 97-535336.

Being the same property conveyed from THE JUDICIAL SALES CORPORATION, an Illinois Corporation, to MTGLQ INVESTORS, L.P., by Deed dated September 6, 2018, recorded December 28, 2018, as Document No. 1836212025 in Cook County Records.

Property Address: 615 Philip Drive, Bartlett, IL 60103

Assessor's Parcel No.: 06-28-105-001-0000