

# 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:**

Jimenez Empire, LLC  
22992 W Cantilever Street  
Buckeye, AZ 85326

**Tax Parcel ID Number:**

20-27-219-004-0000

**Order Number:**

ST1900114



Doc# 2007613127 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/16/2020 03:13 PM PG: 1 OF 3

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED dated this 19th day of February, 2020.  
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 **JIMENEZ EMPIRE, LLC**, whose address is 22992 W Cantilever Street, Buckeye, AZ 85326, 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: 20-27-219-004-0000

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 2020 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 LP, by its Attorney-in-Fact  
Selene Finance LP

REAL ESTATE TRANSFER TAX 16-Mar-2020



CHICAGO:	795.00
CTA:	318.00
TOTAL:	1,113.00 *

By: Ryan Steward  
Its: Assistant Vice President

20-27-219-004-0000 | 20200301640186 | 0-420-728-672

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

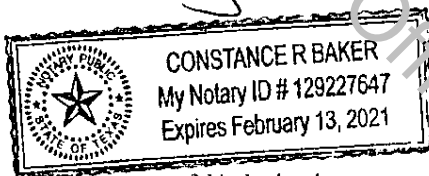
STATE OF Texas  
COUNTY OF Harris

ss.

I, Constance R Baker, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Ryan Steward Assistant Vice President of Selene Finance LP, as Attorney-in-Fact for MTGLQ INVESTORS LP, 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 19 day of February 2020.

Constance R Baker  
Notary Public  
My Commission Expires: FEB 13 2021



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 16-Mar-2020



COUNTY:	53.00
ILLINOIS:	106.00
TOTAL:	159.00

20-27-219-004-0000 | 20200301640186 | 1-818-980-192

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## EXHIBIT A LEGAL DESCRIPTION

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

Lot 3 in Koch's Resubdivision of Lot 2 (except the East 4 feet 4 1/2 inches thereof) of Block 1 of William Flemings Subdivision of the South West Quarter of the North East Quarter of Section 27, Township 38 North, Range 14, East of the Third Principal Meridian, and of Lots 1 to 11 in Block 1 of Walter S. Drays Subdivision of Lots 3, 4, and 5 of Block 1 of William Flemings Subdivision aforesaid in Cook County, Illinois.

Property Address: 7317 South Rhodes Avenue, Chicago, IL 60619

Assessor's Parcel No.: 20-27-219-004-0000

Property of Cook County Clerk's Office