

# UNOFFICIAL COPY

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15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/2/2024 9:18 AM Pg: 1 of 2

Dec ID 20240301663698

ST/Co Stamp 0-364-525-104 ST Tax \$127.00 CO Tax \$63.50

**MAIL TAX BILL TO:**

Jose J Cabrera  
15805 PEGGY LN #10  
Oak Forest, IL 60452

**MAIL RECORDED DEED TO:**

JOSE CABRERA  
15805 PEGGY LN #10  
OAK FOREST, IL 60452

## SPECIAL WARRANTY DEED

THE GRANTOR, MCLF Asset Company, Inc., of 75 Beattie Place Suite 300, Greenville, SC 29601, for and in consideration of Ten Dollars (\$10.00) hereby GRANTS, BARGAINS, CONVEYS AND SELLS to THE GRANTEE(S) Jose J. Cabrera, of all interest in the following described real estate situated in the County of Cook, State of Illinois, legally described and known as follows:

*\* An Unmarried person*  
UNIT 6-10 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SHIBUI SOUTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 93168945, AS AMENDED FROM TIME TO TIME, IN THE WEST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 28-17-416-009-1070

**PROPERTY ADDRESS:** 15805 PEGGY LN #10, Oak Forest, IL 60452

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- a) All easements, rights-of-way and prescriptive rights whether of recorded or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- b) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- c) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same still in effect;
- d) All Presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- e) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- f) Any conditions that would be revealed by a physical inspection and survey of the Property.

