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PREPARED BY: Codilis & Associates, P.C. Christine Coates, Esq. 15W030 N. Frontage Rd. Burr Ridge, IL 60527 Doc#. 2409322015 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 4/2/2024 9:18 AM Pg: 1 of 2

MAIL TAX BILL TO:

Jose J Cabrera 15805 PEGGY LN #10

Oak Forest, IL 60452

MAIL RECORDED DEED TO: JOSE CABRELA 1580' PEGGY LN \$10 OAK FO' = ST, 11, 6045 2 Dec ID 20240301663698 ST/Co Stamp 0-364-525-104 ST Tax \$127.00 CO Tax \$63.50

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:

WITH LATE Y STICK POLISON
UNIT 6-10 TOGETHER WITH ITS UNLIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SHIBUI SOUTH CONDOMINIOM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 1'O 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 wright to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, by 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.

Special Warranty Deed: Page 1 of 2

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Special Warranty Deed - Continued

Together with all and singular the hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters: 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.

| Dated this March 5 2024 | |
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| | MCLP Asset Company, Inc. Phillip Pluister NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as Attorney in Fact |
| STATE OF South Carolina COUNTY OF Greenville I, the undersigned, a Notary Public in and for Phillip PluIster Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing a same person(s) whose name(s) is/are subscribed to the forego and acknowledged that he/she/they signed, sealed and del voluntary act, for the uses and purposes therein set forth, inclu- | ing in authent, appeared before me this day in person, ivered the said instrument, as his/her/their free and uding the reliase and waiver of the right of homestead. |
| Exempt under the provisions of paragraph Section 4, of the Real Estate Transfer Act Agent. | Notary Public My commission expires: STATE Commission Notary Public STATE Commission Notary Public Notary |