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PREPARED BY:

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Doc#: 2417218083 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/20/2024 9:46 AM Pg: 1 of 2

MAIL, TAX BILL TO:

Charles Frederick Ropiequet and Socorro Ropiequet

200 Ridge Ave. Unit TC
Evanston, IL 60202

Dec ID 20240401676775

ST/Co Stamp 1-121-312-048 ST Tax \$147.00 CO Tax \$73.50

MAIL RECORDED DEED TO:

Charles Frederick Ropiequet and Socorro Ropiequet

200 Ridge Ave. Unit TC
Evanston, IL 60202

SPECIAL WARRANTY DEED

THE GRANTOR, Mill City Mortgage Loan Trust 2018-3, 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) Charles Frederick Ropiequet and Socorro Ropiequet as Tenants by the Entirety, of 696 Elm Pl., Apt 108, Highland Park, IL 60035, all interest in the following described real estate situated in the County of Cook, State of Illinois, legally described and known as follows:

PARCEL 1: UNIT TC, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RIDGE 200 CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER LR2979345, IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO PARKING SPACE P-9 AS SHOWN ON THE SURVEY ATTACHED TO AND A PART OF SAID DECLARATION OF CONDOMINIUM OWNERSHIP AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO A PART OF DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON NOVEMBER 4, 1977 AS DOCUMENT NUMBER 2979345; LOT 47, LOT 48, LOT 49 AND LOT 50 IN RIDGE VIEW, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT OF SUBDIVISION RECORDED IN BOOK 165 OF PLATS, PAGE 43.

PERMANENT INDEX NUMBER: 11-30-119-050-1003

PROPERTY ADDRESS: 200 RIDGE AVE UNIT TC,, Evanston, IL 60202

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;

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Special Warranty Deed - *Continued*

- 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.

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 June 4 2024

CITY OF EVANSTON

005496

REAL ESTATE TRANSFER TAX

DATE: A I D JUN 11 2024

AMOUNT: \$750.00 Agent: lb

Mill City Mortgage Loan Trust 2018-3

Meredith Prickett

Meredith Prickett

NewRez LLC f/k/a New Penn Financial, LLC d/b/a
Shellpoint Mortgage Servicing as Attorney in Fact

STATE OF South Carolina)
) SS.
COUNTY OF Greenville)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Meredith Prickett, Mill City Mortgage Loan Trust 2018-3, by NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as Attorney in Fact, personally known to me to be the same person(s) whose name(s) is/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, including the release and waiver of the right of him/ her/ them.

Given under my hand and notarial seal, this June 4 2024

T. Byram
Notary Public

My commission expires: 03-12-2034

Exempt under the provisions of paragraph _____
Section 4, of the Real Estate Transfer Act _____ Date _____
Agent.

