

# UNOFFICIAL COPY



Doc#: 1201042150 Fee: \$58.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/10/2012 02:32 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:  
That BAYVIEW LOAN SERVICING, LLC,  
A DELAWARE LIMITED LIABILITY  
COMPANY, herein called 'GRANTOR',  
whose mailing address is:

4425 Ponce DeLeon Boulevard,  
Coral Gables, Florida 33146

FOR AND IN CONSIDERATION OF  
TEN and NO/100 DOLLARS, and other good  
and valuable consideration, to it in hand paid by the party or parties identified below as  
GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

ALAN ROSE

called 'GRANTEE' whose mailing address is: 7300 W. 100<sup>th</sup> Place, Bridgeview, IL  
all that certain real property situated in Cook County, Illinois and more particularly  
described as follows:

UNIT 7647 IN BRIDGEVIEW INDUSTRIAL CONDOMINIUMS, AS DELINEATED  
ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
PARTS OF LOTS 3 AND 4 IN SCHAAF'S INDUSTRIAL SUBDIVISION OF PART  
OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 37  
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK  
COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION  
OF CONDOMINIUM MADE BY FIRST NATIONAL BANK OF EVERGREEN  
PARK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 10, 1986  
AND KNOWN AS TRUST NUMBER 9391 RECORDED MAY 6, 1988 AS  
DOCUMENT NUMBERS 88195004, 89141343 AND 90276410 TOGETHER WITH  
ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET  
FORTH IN THE DECLARATION AFORESAID, ALL IN COOK COUNTY,  
ILLINOIS.

Permanent Tax No.: 23-12-400-039-1014

Address of Property: 7467 W. 100<sup>th</sup> Place, Bridgeview, IL 60455

TO HAVE AND TO HOLD the above described premises, together with all the rights and  
appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or  
successors and assigns forever, subject to: (a) covenants, conditions and restrictions of  
record; (b) private, public and utility easements and roads and highways, if any; (c) party  
wall rights and agreements, if any; (d) existing leases and tenancies, if any; (e) special  
taxes or assessments for improvements not yet completed, if any; (f) installments not due  
at the date hereof of any special tax or assessment for improvements heretofore

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completed, if any; (g) general real estate taxes; (h) building code violations and judicial proceedings relating thereto, if any; (i) existing zoning regulations; (j) encroachments if any, as may be disclosed by a plat of survey; (k) drainage ditched, drain tiles, feeders, laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of mineral estate.

Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 5 day of Dec, 2011 in its name by Sonia Asencio its Assistant Secretary thereunto authorized by resolution of its board of directors.

BAYVIEW LOAN SERVICING, LLC

By: 

Sonia Asencio  
Assistant Secretary

(AFFIX SEAL)

STATE OF Florida  
COUNTY OF miamidade

The foregoing instrument was acknowledged before me this 5 day of Dec, 2011 by Sonia Asencio as Assistant Secretary of BAYVIEW LOAN SERVICING, LLC.

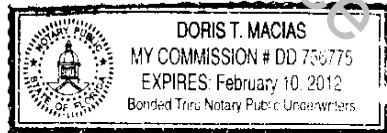
  
NOTARY PUBLIC

MAIL TO:

James A. Kohlschdt  
Kohlschdt Law Firm LLC  
1901 S Meyers Rd #640  
Oak Brook Terrace, IL 60181

This instrument prepared by:

KENNETH D. SLOMKA  
LAW OFFICES OF KENNETH D. SLOMKA, P.C.  
4544 W. 103<sup>RD</sup> STREET, SUITE 202  
OAK LAWN, IL 60453



REAL ESTATE TRANSFER	12/06/2011
COOK	\$94.50
ILLINOIS:	\$189.00
<b>TOTAL:</b>	<b>\$283.50</b>



23-12-400-039-1014 | 20111201600249 | 3U4SNN

Permanent Tax No.: 23-12-400-039-1014

Address of Property: 7647 W. 100<sup>th</sup> Place, Unit D, Bridgeview, IL 60455

Send tax bills to: Alan Rose  
7300 W 100<sup>th</sup> Place  
Bridgeview, IL 60455