



Doc#: 1307241050 Fee: \$40.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/13/2013 10:13 AM 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:

RAMANI KARUNAGARAN

called 'GRANTEE' whose mailing address is:

all that certain real property situated in Cook County, Illinois and more particularly described as  
follows:

PARCEL 1:

LOT 6445 IN WOODLAND HEIGHTS EAST, BEING A SUBDIVISION OF LOTS 6268,  
6270 OF WOODLAND HEIGHTS UNIT NO. 13, A SUBDIVISION IN SECTION 25, 26, 35  
AND 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN VILLAGE OF STREAMWOOD, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE USE AND  
BENEFIT FO PARCEL 1 AS SET FORTH AND DEFINED IN THE DECEMBER  
RECORDED AS DOCUMENT 21397105.

Permanent Tax No.: 06-36-123-028-0000

Address of Property: 1829 McKool Avenue, Streamwood, IL 60107

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 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.

REAL ESTATE TRANSFER

01/08/2013



COOK \$24.50

ILLINOIS: \$49.00

TOTAL: \$73.50

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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 17 day of Dec, 2012 in its name by \_\_\_\_\_ its \_\_\_\_\_ thereunto authorized by resolution of its board of directors.

BAYVIEW LOAN SERVICING, LLC

BY:

Sonia Asencio  
Assistant Secretary

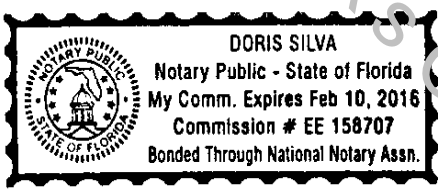
(AFFIX SEAL)

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 17 day of Dec, 2012 by \_\_\_\_\_ as \_\_\_\_\_ of BAYVIEW LOAN SERVICING, LLC.

  
NOTARY PUBLIC

MAIL TO:  
Jonathan Vold  
900 E. Northwest Hwy  
Mt. Prospect IL 60056



This instrument prepared by:

Kenneth D. Slomka  
Slomka Law Group  
15255 S. 94<sup>th</sup> Ave., Suite 602  
Orland Park, IL 60462

Permanent Tax No.: 06-36-123-028-0000  
Address of Property: 1829 McKool Avenue, Streamwood, IL 60107

Send tax bills to:  
Ramani Karunakaran  
629 Breakers Point  
Schaumburg, IL 60194

