

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

Doc#: 1404245009 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/11/2014 09:05 AM Pg: 1 of 2

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:

ROSA BORJON

called 'GRANTEE' whose mailing address is:
all that certain real property situated in Cook County, Illinois and more particularly
described as follows:

LOT 27 IN BLOCK 9 IN 4TH ADDITION TO GRAND AVENUE HIGHLANDS,
BEING A SUBDIVISION OF PARTS OF THE SOUTHWEST QUARTER AND THE
NORTHWEST QUARTER OF SECTION 19 TOWNSHIP 40 NORTH, RANGE 12,
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF
COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1478096.

Permanent Tax No.: 12-29-323-011-0000
Address of Property: 825 Joyce Ave., Melrose Park, IL 60164

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 ditches, drain tiles, feeders,
laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of
mineral estate.

REAL ESTATE TRANSFER 02/10/2014



COOK	\$65.00
ILLINOIS:	\$130.00
TOTAL:	\$195.00

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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 21 day of January, 2014 in its name by Elva Neumann its SR.V.P. thereunto authorized by resolution of its board of directors.

BAYVIEW LOAN SERVICING, LLC
BY:

(AFFIX SEAL)

Elva Neumann, Sr. V.P.

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 21 day of January, 2014 by Elva Neumann as SR.V.P. of BAYVIEW LOAN SERVICING, LLC.



[Signature]
NOTARY PUBLIC

MAIL ~~AND~~ TAX BILLS TO :

Rosa Borjon
825 Joyce Ave.
Melrose Park, IL 60164

This instrument prepared by:

KENNETH D. SLOMKA
SLOMKA LAW GROUP
15255 S. 94TH AVENUE, SUITE 602
ORLAND PARK, IL 60462

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