

UNOFFICIAL COPY



1405512023

SPECIAL WARRANTY DEED

Doc#: 1405512023 Fee: \$40.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 02/24/2014 10:57 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:

QWANCHIVALCUS M. EDWARDS

called 'GRANTEE' whose mailing address is: 601 E. 90th Place, Chicago, IL 60619
all that certain real property situated in Cook County, Illinois and more particularly
described as follows:

LOT 1 AND LOT 2 (EXCEPT THE SOUTH 17 1/2 FEET THEREOF) IN BLOCK 1 IN
BERRY'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF
SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 25-15-110-010-0000

Address of Property: 10425 S. State Street, Chicago, IL 60628

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; (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.

S N
P 2
S N
SC V
INT AB

REAL ESTATE TRANSFER 02/04/2014



CHICAGO: \$41.25
CTA: \$16.50
TOTAL: \$57.75

25-15-110-010-0000 | 20140101605876 | Y43ZJM

REAL ESTATE TRANSFER 02/04/2014



COOK \$2.75
ILLINOIS: \$5.50
TOTAL: \$8.25

25-15-110-010-0000 | 20140101605876 | OUKPNM

BOX 334 CT

WSS064040 1 of 1 new 2

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 30 day of Jun, 2014 in its name by _____ its _____ thereunto authorized by resolution of its board of directors.

BAYVIEW LOAN SERVICING, LLC
BY:

(AFFIX SEAL)

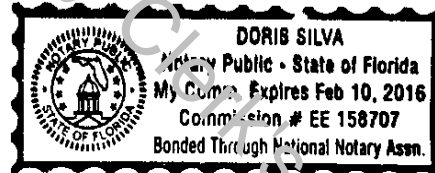
STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 30 day of Jun, 2014 by Patricia Dwyer as VP of BAYVIEW LOAN SERVICING, LLC, on behalf of the said corporation.

NOTARY PUBLIC

MAIL TO:

QUANCHIALOUS M EDWARDS
10425 S STATE ST
CHICAGO IL 60628



This instrument prepared by:

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

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Address of Property: 10425 S. State Street, Chicago, IL 60628