

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 1406345023 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/04/2014 09:58 AM Pg: 1 of 4

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:

KATHRYN DANZIGER and ~~BEN NELSON~~<sup>RP</sup>, as tenants by the entirety

Ben PR Nelson

called 'GRANTEE' whose mailing address is:

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

Legal Description attached hereto as Exhibit "A."

Permanent Tax No.: 10-21-307-010; 10-21-307-011; 10-21-307-060

Address of Property: 5361 Washington St., Skokie, Illinois 60077

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.

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 18 day of Feb, 2014 in its name by AVP Luis Portal its AVP thereunto authorized by resolution of its board of directors.

BAYVIEW LOAN SERVICING, LLC

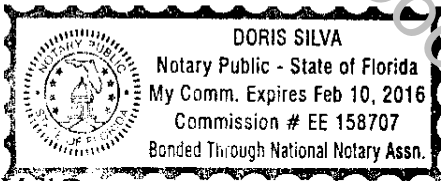
BY:

[Signature]  
Luis Portal AVP

(AFFIX SEAL)

STATE OF Florida  
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 18 day of Feb, 2014 by Luis Portal as AVP of BAYVIEW LOAN SERVICING, LLC, on behalf of the said corporation.



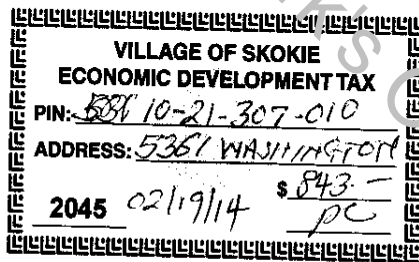
[Signature]  
NOTARY PUBLIC

Mail To:  
Erica Crown Minchella  
7538 St. Louis Ave  
Skokie, IL 60076

Send Subsequent Tax Bills To:  
Ben Wilson  
5361 Washington St.  
Skokie, IL 60077

This instrument prepared by:

KENNETH D. SLOMKA  
SLOMKA LAW GROUP  
15255 S. 94<sup>TH</sup> AVENUE, SUITE 602  
ORLAND PARK, IL 60462  
Return to: Timios, Inc  
5716 Corsa Ave, Suite 102  
Westlake Village, CA 91362  
R# 947449



Permanent Tax Nos.: 10-21-307-010; 10-21-307-011; 10-21-307-060  
Address of Property: 5361 Washington St., Skokie, Illinois 60077

REAL ESTATE TRANSFER 03/04/2014

	COOK	\$140.25
	ILLINOIS:	\$280.50
	TOTAL:	\$420.75

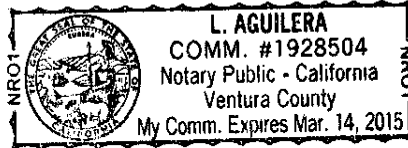
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## STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Feb 11, 2014 Signature: Roselyn Paulley  
Grantor or Agent

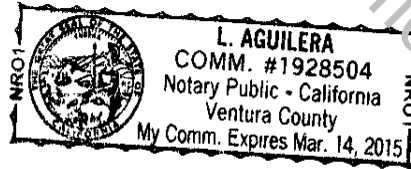
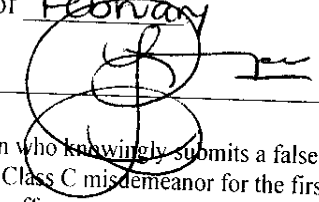
Subscribed and sworn to before  
me by the said Roselyn Paulley, Agent  
this 11th day of February  
2014  
Notary Public \_\_\_\_\_



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Feb 11, 2014 Signature: Roselyn Paulley  
Grantee or Agent

Subscribed and sworn to before  
me by the said Roselyn Paulley, Agent  
this 11th day of February  
2014  
Notary Public \_\_\_\_\_



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A. misdemeanor for subsequent offenses.

(Attach to deed or AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

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## EXHIBIT "A"

All that certain property situated in the county of COOK, and State of ILLINOIS, being described as follows:

LOT 18 (EXCEPT THE EAST 5 FEET THEREOF) AND LOT 19 IN BLOCK 3 IN MAIN STREET AND LINCOLN AVENUE "L" SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE REGISTRAR'S OFFICE JUNE 11, 1925 AS DOCUMENT 259780, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO SAMUEL E. RANNOCHIO AND DAISY L. RANNOCHIO, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON, NOR AS JOINT TENANTS, BUT AS TENANTS BY THE ENTIRETY BY DEED FROM SAMUEL L. RANNOCHIO AND DAISY MILLER (NOW KNOWN AS DAISY E. RANNOCHIO) RECORDED 11/03/2004 IN DEED 0430802380, IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK, ILLINOIS.

Property of Cook County Clerk's Office