

# UNOFFICIAL COPY



Doc#: 1416022056 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/09/2014 11:30 AM Pg: 1 of 3

## 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:

JAGDISH K. SHARMA

called 'GRANTEE' whose mailing address is: 10728 S. Linder Ave., Oak Lawn, IL  
60453

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

LOT 11 IN BLOCK 10 IN FRANK TIMMIS' MORGAN PARK SUBDIVISION OF  
BLOCKS 10, 11 AND 14 OF STREET'S SUBDIVISION OF THE EAST 1/2 OF THE  
SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 25-17-319-014-0000  
Address of Property: 1327 W. 109th Street, Chicago, IL 60643

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 06/09/2014



CHICAGO: \$217.50  
CTA: \$87.00  
TOTAL: \$304.50

25-17-319-014-0000 | 20140501606020 | PL529Y

REAL ESTATE TRANSFER 06/09/2014



COOK \$14.50  
ILLINOIS: \$29.00  
TOTAL: \$43.50

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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 May, 2014 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

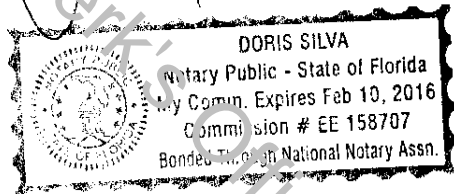
(AFFIX SEAL)

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 17 day of May, 2014 by Sonia Asencio as Assistant Secretary of BAYVIEW LOAN SERVICING, LLC.

NOTARY PUBLIC

MAIL TO STATEMENTS TO:  
Jagdish K. Sharma  
10728 S. Linder Ave.  
OAK Lawn, IL 60453



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# 974039**

Permanent Tax No.: 25-17-319-014-0000  
Address of Property: 1327 W. 109th Street, Chicago, IL 60643

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## EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

LOT 11 IN BLOCK 10 IN FRANK TIMMIS' MORGAN PARK SUBDIVISION OF BLOCKS 10, 11 AND 14 OF STREET'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED FROM TAMIKKO PETERSON, A SINGLE PERSON RECORDED 02/14/2014 IN DEED 1404539015, IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK, ILLINOIS.

Property of Cook County Clerk's Office