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Doc#: 1416304007 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/12/2014 08:56 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That BAYVIEW LOAN SERVICING, LLC,
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:

EDNA MOLHEMPOUR

called 'GRANTEE' whose mailing address is: 8630 N Waukegan Unit #515 Morton Grove

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

Permanent Tax No.: 10-20-101-020-023

Address of Property: 8630 Ferris Avenue #405 Morton Grove IL 60053

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.

WSS064305 2014 APR-R (R.C)

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO. 05224 AMOUNT 363.00 DATE 5-21-14
ADDRESS 8630 Ferris #405
(VOID IF DIFFERENT FROM DEED)
BY [Signature]

S Y
P 4661
S N
SC Y
INT [Signature]

REAL ESTATE TRANSFER	06/02/2014
COOK	\$60.25
ILLINOIS:	\$120.50
TOTAL:	\$180.75



BOX 334 CT

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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 16 day of May, 2014 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 16 day of May, 2014 by Sonia Asencio as Assistant Secretary of BAYVIEW LOAN SERVICING, LLC.


NOTARY PUBLIC

After Record

MAIL TO:
Rosenthal Law Group LLC
3700 W Devon Suite 2
Lincoln Wood 60712
848-B

This instrument prepared by:

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

mail tax bill to
Edna Molt Hempock
8630 N Waukegan #515
Morton Grove IL 60053

Permanent Tax No.: 10-20-101-020-1023
Address of Property: 8630 Ferris Avenue #405 Morton Grove IL

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PARCEL 1:

UNIT 405 IN 8630 FERRIS AVENUE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 67.58 FEET OF THE NORTH 210 FEET AND THE EAST 135.30 FEET (EXCEPT THE NORTH 210 FEET THEREOF) OF BLOCK 4 IN AHRENSFELD'S ADDITION TO MORTON GROVE, A SUBDIVISION OF LOT 41 OF COUNTY CLERK'S DIVISION IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF LYING WESTERLY OF A LINE COMMENCING ON THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY AT A POINT 27.23 FEET EASTERLY OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTHERLY PARALLEL TO SAID WEST LINE OF THE SAID SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 67.58 FEET TO A POINT 27.23 FEET EASTERLY OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95412460, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE 9 AND 36 AND THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER 301, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95412460.

Permanent Tax No.: 10-20-101-020-1023
Address of Property: 8630 Ferris Avenue #405 Morton Grove IL

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STATEMENT BY GRANTOR AND 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 and hold title to real estate under the laws of the State of Illinois.

Dated June 5, 2014 Signature: Mandy Rogers
Grantor or Agent

Subscribed and sworn to before me by the
said _____
this _____ day of _____

Lisa A. Schmuldt
Notary Public



The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated June 5, 2014 Signature: Mandy Rogers
Grantee or Agent

Subscribed and sworn to before me by the
said _____
this _____ day of _____

Lisa A. Schmuldt
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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]