

# UNOFFICIAL COPY



Doc#: 1416304112 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/12/2014 02:19 PM Pg: 1 of 2

## 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:

SONGLIN WANG AND <sup>Liuyi</sup> ~~WANG~~ CHEN, AS JOINT TENANTS

called 'GRANTEE' whose mailing address is:

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

UNIT 3-C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE  
COMMON ELEMENTS IN DREXEL AVENUE AND SQUARE CONDOMINIUM,  
AS DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT  
NUMBER 19688184, AND AS AMENDED FROM TIME TO TIME, IN THE WEST  
1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF  
SECTION 1, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Tax No.: 20-11-300-032-1009

Address of Property: 5130 S. Drexel, Unit 3, Chicago, IL 60615

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		06/04/2014
	COOK	\$25.00
	ILLINOIS:	\$50.00
	TOTAL:	\$75.00

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REAL ESTATE TRANSFER		06/04/2014
	CHICAGO:	\$375.00
	CTA:	\$150.00
	TOTAL:	\$525.00

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### BOX 334 CTY

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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 27 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

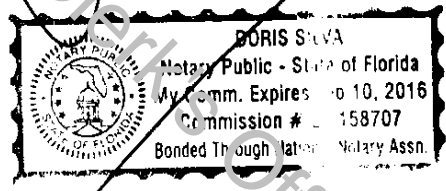
(AFFIX SEAL)

STATE OF Florida  
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 27 day of May, 2014 by \_\_\_\_\_ as \_\_\_\_\_ of BAYVIEW LOAN SERVICING, LLC.

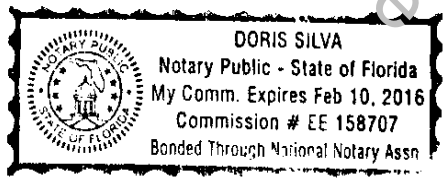
After Recording  
MAIL TO:  
Songlin Wang and Liuyi Chen  
5130 S Drexel  
UNIT 3  
Chicago IL 60615

NOTARY PUBLIC



This instrument prepared by:

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



Permanent Tax No.: 20-11-300-032-1009  
Address of Property: 5130 S. Drexel, Unit 3, Chicago, IL 60615

mail tax bill to:  
Songlin Wang and  
Liuyi Chen  
5130 S Drexel  
Unit 3  
Chicago IL 60615