

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THE GRANTOR, DEARBORN STREET HOLDINGS, LLC-SERIES 5 ROCKFORD, an Illinois series limited liability company, in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, the VILLAGE OF LYNWOOD, whose address is 21460 Lincoln Highway, Lynwood, IL 60411, the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:



Doc#: 1421716053 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/05/2014 02:32 PM Pg: 1 of 5

See Exhibit A attached hereto and made a part hereof

Permanent Real Estate Index Number: 32-12-416-025-0000

Property address: 2227 Queensbridge Drive, Lynwood, IL 60411

Subject only to: Permitted exceptions set forth on Exhibit B attached hereto and made part hereof.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

In Witness Whereof, said Grantor aforesaid have hereunto set their hand and seal this 31 day of July, 2014.

DEARBORN STREET HOLDINGS, LLC-SERIES 5 ROCKFORD, an Illinois series limited liability company

By: Bayview Loan Servicing LLC

Its: Attorney in Fact

By: 

Name: Sonia Asencio  
Assistant Secretary

Its: \_\_\_\_\_

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STATE OF Florida  
COUNTY OF Miami-Dade

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sonia Asencio, personally known to me and also known to me to be the Ass. Sec. of Bayview Loan Servicing LLC, and Attorney in Fact of DEARBORN STREET HOLDINGS, LLC-SERIES 5 ROCKFORD, an Illinois Series limited liability company ("Company"), and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her individual free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and official seal this 31 day of July, 2014



[Signature]  
NOTARY PUBLIC

After recording mail to:

David Dillner  
16231 Wausau Avenue  
South Holland, IL 60473

Send subsequent tax bills to:

Village of Lynwood  
21460 Lincoln Highway  
Lynwood, IL 60411

Prepared by:

Andrew Glubisz  
Chuhak & Tecson, P.C.  
30 South Wacker Drive, Ste. 2600  
Chicago, IL 60606

Exempt under provisions of Paragraph "B" Section 31- 45 Real Estate Transfer Tax Law

DEARBORN STREET HOLDINGS, LLC-  
SERIES 5 ROCKFORD, an Illinois series  
limited liability company

By: Bayview Loan Servicing LLC  
Its: Attorney in Fact

Dated July 31, 2014.

By: [Signature]  
Name: Sonia Asencio  
Its: Assistant Secretary

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## EXHIBIT A

### LEGAL DESCRIPTION

Outlot E, in Wellington Court Subdivision, being a subdivision in part of the Southeast quarter of the Southeast quarter of Section 12, Township 35 North, Range 14, and the Southwest quarter of the Southeast quarter of Section 12, Township 35 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded November 3, 2005 as document no. 530727062, in Cook County, Illinois.

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## EXHIBIT B

### Permitted Exceptions

1. 2014 real estate taxes and subsequent years.
2. All building and zoning laws, codes and regulations affecting the property.
3. 5 foot public utility easement hereby granted over all interior side lot lines as shown on the plat of subdivision.
4. Covenants, conditions and restrictions contained in the declaration recorded as document no.0530727053 and any amendments thereto, relating to, among other things: association, assessments and lien rights thereby; outlots, landscaping and easements; maintenance; use; and architectural control.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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.

Date: August 5, 2014

By: *Elyn O'Longue*

SUBSCRIBED and SWORN to before me this 5th day of August, 2014.



*Nicole Matthiscyk*  
NOTARY PUBLIC

My commission expires: April 23, 2017

The grantee or his/her 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.

Date: August 5, 2014

By: *Elise P. Fry*

SUBSCRIBED and SWORN to before me this 5th day of August, 2014.



*Nicole Matthiscyk*  
NOTARY PUBLIC

My commission expires: April 23, 2017

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 5 of the Illinois Real Estate Transfer Act.]