

UNOFFICIAL COPY



Doc#: 1429501003 Fee: \$60.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/22/2014 09:43 AM Pg: 1 of 2

SPECIAL WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS:
That DEARBORN STREET HOLDINGS, LLC
SERIES 5 ROCKFORD,
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:

SEBASTIAN KOZIURA AND ENRIQUE SCHCOLNIK, as tenants in common

called 'GRANTEE' whose mailing address is:

2714 Ponce Ave, Evanston IL 60201
all that certain real property situated in COOK County, Illinois and more particularly
described as follows:

THE WEST 68 FEET OF THE EAST 102 FEET OF LOTS 7 & 8 (EXCEPT THE
NORTH 9.5 FEET OF LOT 7) IN BLOCK 8 IN PAYNE'S ADDITION TO
EVANSTON, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12,
TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 10-12-420-028-0000 and 10-12-420-029-0000

Address of Property: 1705-1707 Simpson St., Evanston, IL 50021

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,
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.

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, 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.

BOX 334 CT

WSS064806 113 AOR-E (N) (N)

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 19 day of September, 2014 in its name by Sonia Asencio its Asst. Sec. thereunto authorized by resolution of its board of directors.

DEARBORN STREET HOLDINGS, LLC- SERIES 5
ROCKFORD
by BAYVIEW LOAN SERVICING, LLC, its attorney in fact

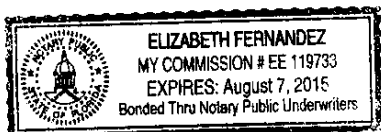
Sonia Asencio

(AFFIX SEAL)

Sonia Asencio
Assistant Secretary

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 19 day of September, 2014 by Sonia Asencio as Asst. Sec. of BAYVIEW LOAN SERVICING, LLC.



Elizabeth Fernandez
NOTARY PUBLIC

After Recording
MAIL TO:
Manny M. Lapidus
Attorney at Law
4709 N Golf Rd Ste 475
Skokie, IL 60076

This instrument prepared by:

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

send tax bill to:
Sebastian Noziura and
Enrique Schoolnik
2714 Reese Ave
Evanston, IL 60201

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CITY OF EVANSTON 028344

Real Estate Transfer Tax
City Clerk's Office

PAID SEP 22 2014

AMOUNT \$ 1325.00

Agent LB

REAL ESTATE TRANSFER TAX

24-Sep-2014



COUNTY: 132.50
ILLINOIS: 265.00
TOTAL: 397.50

10-12-420-028-0000 | 20140901631283 | 1-214-428-288