

# UNOFFICIAL COPY



Doc#: 1435304007 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/19/2014 09:00 AM 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:

OMAR VALENTE and ALMA PEREZ *as joint tenants not as  
tenants in common*  
called 'GRANTEE' whose mailing address is: 2907 W 59th St. Apt 2F, Chicago, IL 60629

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

LOT 28 AND THE SOUTH 8 FEET 3-3/8 INCHES OF LOT 29 IN BLOCK 10 IN  
AVONDALE, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF  
SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 19-24-209-018-0000  
Address of Property: 6451 S. Fairfield Ave. Chicago, IL 60629

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 not  
yet due or payable; (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.

*WSSO 049000 1/1 APR-12 (D.C.)*

REAL ESTATE TRANSFER TAX		11-Dec-2014
	CHICAGO:	337.50
	CTA:	135.00
	TOTAL:	472.50

19-24-209-018-0000 | 20141201649567 | 0-851-978-880

REAL ESTATE TRANSFER TAX		11-Dec-2014
	COUNTY:	22.50
	ILLINOIS:	45.00
	TOTAL:	67.50

19-24-209-018-0000 | 20141201649567 | 1-231-932-032

*S Y  
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**BOX 334 CTR**

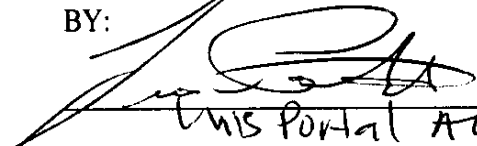
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GRANTOR will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR, and no others.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 5 day of December, 2014 in its name by Luis Portal its AVP thereunto authorized by resolution of its Managers.

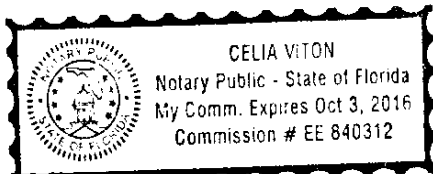
BAYVIEW LOAN SERVICING, LLC

BY:

  
Luis Portal AVP

STATE OF Florida  
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 5 day of December, 2014 by Luis Portal as AVP of BAYVIEW LOAN SERVICING, LLC.



  
NOTARY PUBLIC

*After Recording*

Mail To:  
Armando Almazan  
2743 W 20th St  
Chicago IL 60623

Send Subsequent Tax Bills To:  
Omar Valente and Alma Perez  
6451 S Fairfield  
Chicago IL 60629

This instrument prepared by:  
Kenneth D. Slomka  
Slomka Law Group  
15255 S. 94<sup>th</sup> Ave., Suite 602  
Orland Park, IL 60462

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