



Doc#: 1500541034 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/05/2015 10:55 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:

KINGSGUARD PROPERTIES LLC

called 'GRANTEE' whose mailing address is:

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

LOT 404 AND THE NORTH 5 FEET OF LOT 405 IN WILLIAM ZELOSKY'S 2ND
TERMINAL ADDITION TO WESTCHESTER, A SUBDIVISION OF LOTS 10 AND 11 IN
SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE
12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No: 15-16-407-064-0000

Address of Property: 755 NORFOLK AVE, WESTCHESTER, IL 60154

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.

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

W38064874
1/1 AOR-R (G.C.)

REAL ESTATE TRANSFER TAX

22-Dec-2014



COUNTY:	38.75
ILLINOIS:	77.50
TOTAL:	116.25

15-16-407-064-0000 | 20141201652766 | 1-660-758-656

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois

LF 12/19/14


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BOX 334 CT

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 17 day of December, 2014 in its name by Patrick Joyce its AVP thereunto authorized by resolution of its Managers.

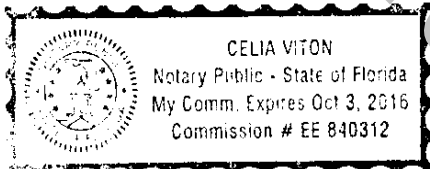
BAYVIEW LOAN SERVICING, LLC



PATRICK JOYCE AVP

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 17 day of December, 2014 by Patrick Joyce as AVP of BAYVIEW LOAN SERVICING, LLC.





NOTARY PUBLIC

After Recording
Mail To: James P. Hancock Blvd
933 W Jackson #180
Chicago IL 60606

Send Subsequent Tax Bills To:
Kingsquad Properties LLC
219 W Van Buren #180
Chicago IL 60607

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

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Address of Property: 755 NORFOLK AVE, WESTCHESTER, IL 60154

Property of Cook County Clerk's Office