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Doc#: 1504204034 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/11/2015 10:58 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:

ROBERT YANOTTI AND CARLOS CRUZ

called 'GRANTEE' whose mailing address is: 249 Terry Ln., Villa Park, IL 60181
all that certain real property situated in Cook County, Illinois and more particularly described as
follows:

LOT 16 IN BALTIS RESUBDIVISION OF LOTS 47, 48 AND LOTS 50 TO 57, BOTH
INCLUSIVE, LOTS 60 TO 79, BOTH INCLUSIVE, LOTS 82 TO 102, BOTH INCLUSIVE,
LOTS 201 TO 227, BOTH INCLUSIVE, IN GEORGE F. NIXON AND COMPANY'S
SECOND CIVIC CENTER ADDITION TO WESTCHESTER IN THE WEST 1/2 OF THE
SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No: 15-21-301-110-0000

Address of Property: 1657 BALMORAL AVENUE, WESTCHESTER, IL 60154-4305

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.

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois
AL 1-21-15

BOX 334 CTU

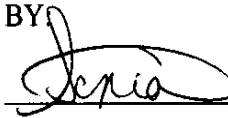
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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 16 day of January, 2015 in its name by Sonia Asencio its Assistant Secretary thereunto authorized by resolution of its Managers.

BAYVIEW LOAN SERVICING, LLC

BY



Sonia Asencio
Assistant Secretary

STATE OF Florida
COUNTY OF Miami Dade

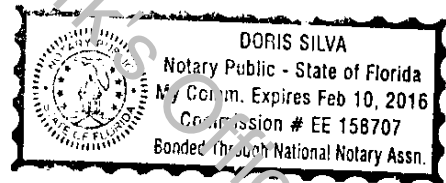
The foregoing instrument was acknowledged before me this 16 day of January, 2015 by Sonia Asencio as Assistant Sec. of BAYVIEW LOAN SERVICING, LLC.

NOTARY PUBLIC

Mail To: Chris J. Avello, P.L.
322 S. Ardmore Av
Villa Park, IL 60181

Send Subsequent Tax Bills To:
A. Yanotti & C. Cruz
4351 Princeton Ln.
Lake in the Hills, IL 60156

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



Permanent Tax No.: 15-21-301-110-0000
Address of Property: 1657 BALMORAL AVENUE, WESTCHESTER, IL 60154

REAL ESTATE TRANSFER TAX 02-Feb-2015



COUNTY: 62.50
ILLINOIS: 125.00
TOTAL: 187.50

15-21-301-110-0000 | 20150101658287 | 1-243-827-840