

UNOFFICIAL COPY



Doc#: 1512101057 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/01/2015 11:58 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:

SAMUEL OATIS

called 'GRANTEE' whose mailing address is: 8346 S. Drexel, Chicago, IL 60619
all that certain real property situated in Cook County, Illinois and more particularly described as
follows:

LOT 31 AND THE SOUTH 1 FOOT OF LOT 32 THEREOF IN BLOCK 6 IN A. O. TYLER'S
ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH
EAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE
SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Permanent Tax No: 25-21-422-039-0000

Address of Property: 11820 SOUTH HARVARD AVENUE, CHICAGO, IL 60628

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.

WSS131078 1/1 AUG-R (60)

S
P
S
SC
INT

REAL ESTATE TRANSFER TAX		27-Apr-2015
	CHICAGO:	63.75
	CTA:	25.50
	TOTAL:	89.25

25-21-422-039-0000 | 20150401679633 | 0-651-236-736

REAL ESTATE TRANSFER TAX		27-Apr-2015
	COUNTY:	4.25
	ILLINOIS:	8.50
	TOTAL:	12.75

25-21-422-039-0000 | 20150401679633 | 1-818-678-656

BOX 334 CTF

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 23 day of April, 2015 in its name by Sonia Asencio its AS Sec thereunto authorized by resolution of its Managers.

BAYVIEW LOAN SERVICING, LLC
BY:

[Signature]

Sonia Asencio
Assistant Secretary

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 22 day of April, 2015 by Sonia Asencio AS Sec of BAYVIEW LOAN SERVICING, LLC.



[Signature]
NOTARY PUBLIC

After Recording
Mail To:
Scott Hillstrom
1122 S. Western Ave #1
Chicago, IL 60643

Send Subsequent Tax Bills To:
Samuel Oatis
2625 W 110th Pl
Chicago IL 60628

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

Permanent Tax No.: 25-21-422-039-0000
Address of Property: 11820 SOUTH HARVARD AVENUE, CHICAGO, IL 60628