

# UNOFFICIAL COPY



Doc#: 1518310035 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/02/2015 11:33 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That DEARBORN STREET HOLDINGS, LLC

SERIES 5 ROCKFORD,

an Illinois 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:

RICHARD COLECCHIA

called 'GRANTEE' whose mailing address is: 625 Brookdale Dr., Schaumburg, IL 60194

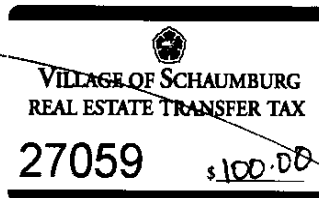
all that certain real property situated in COOK County, Illinois and more particularly described as follows:

UNIT NO. B, IN MORSE AVENUE INDUSTRIAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 IN EDGEWOOD CONSTRUCTION COMPANY RESUBDIVISION OF LOT 29 IN BLOCK 7 IN CENTEX SCHAUMBURG INDUSTRIAL PARK, UNIT 107, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10 WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 86615281 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Tax No: 07-33-102-060-1002

Address of Property: 1010 MORSE AVENUE, UNIT B, SCHAUMBURG, IL 60193

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.



BOX 334 CT

15183100350P  
111 AOR-R (DL)

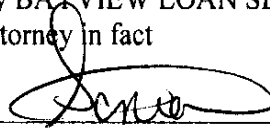
Y  
2  
N  
Y  
A

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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 23 day of June, 2015 in its name by Sonia Asencio its Asst Sec. thereunto authorized by resolution of its Managers.

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



Sonia Asencio  
Assistant Secretary

STATE OF Illinois  
COUNTY OF Madison

The foregoing instrument was acknowledged before me this 23 day of June, 2015 by Sonia Asencio of BAYVIEW LOAN SERVICING, LLC.

  
NOTARY PUBLIC

*After Recording*  
Mail To: Kenneth W Bosworth Richard Colechia  
1010 Morse Avenue  
Unit B  
2300 Barrington rd #220 Schaumburg, IL 60193  
Hoffman Estates, IL  
60105

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

REAL ESTATE TRANSFER TAX		26-Jun-2015
COUNTY:	ILLINOIS:	50.00
	ILLINOIS:	100.00
	TOTAL:	150.00

07-33-102-060-1002 | 20150601699158 | 2-011-648-896

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Address of Property: 1010 MORSE AVENUE, UNIT B, SCHAUMBURG, IL 60193