

# UNOFFICIAL COPY



Doc#: 1520210035 Fee: \$60.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/21/2015 11:18 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:

WINDY CITY DEVELOPMENT GROUP, LLC

called 'GRANTEE' whose mailing address is: 3415 N Osage, Chicago, IL 60634

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

LOT 4 IN BLOCK 20 IN CHATHAM FIELDS, A SUBDIVISION OF THE NORTHEAST 1/4  
OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 20-34-220-022-0000

Address of Property: 8112 S. Champlain Ave., Chicago, IL 60619

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.

WSS 131436 1/1 APR 2015 (60)

BOX 334 CTR INT  
8/5/15  
K/R

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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.

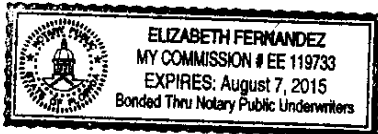
IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 2 day of July, 2015 in its name by Sonia Asencio its Asst Secy thereunto authorized by resolution of its Managers.

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 2 day of July, 2015 by Sonia Asencio Asst Secy of BAYVIEW LOAN SERVICING, LLC.



[Signature]  
NOTARY PUBLIC

After Recording  
Mail To:  
Lora Law Office P.C.  
2700 E Devon Ave  
Des Plaines IL 60018

Send Subsequent Tax Bills To:  
Windy City Development  
Gravill  
315 N. Green  
Chicago IL 60634

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		09-Jul-2015
	COUNTY:	27.00
	ILLINOIS:	54.00
	TOTAL:	81.00
20-34-220-022-0000   20150601694031   1-909-525-376		

Permanent Tax No.: 20-34-220-022-0000  
Address of Property: 8112 S. Champlain Ave., Chicago, IL 60619

REAL ESTATE TRANSFER TAX		09-Jul-2015
	CHICAGO:	405.00
	CTA:	162.00
	TOTAL:	567.00
20-34-220-022-0000   20150601694031   0-533-597-056		