

UNOFFICIAL COPY

Doc#: 1534349175 Fee: \$70.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/09/2015 11:34 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20151101647268
ST/CO Stamp 0-870-958-144 ST Tax \$752.00 CO Tax \$376.00

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:

IDEEN GHAFARI, *A MARRIED MAN*

called 'GRANTEE' whose mailing address is: 10900 Cortland, Huntley, IL 60142

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

LOT 179 IN SOUTH BARRINGTON LAKES UNIT 3, BEING A SUBDIVISION OF PART OF SECTION 27,
TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS

Permanent Tax No.: 01-27-303-012-0000

Address of Property: 24 Liberty Drive, South Barrington, IL 60010

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.

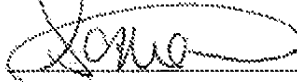
GRANTOR will defend the same against the lawful claims of all persons claiming by, through or
under GRANTOR, and no others.

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 30 day of November, 2015 in its name by Sonia Asencio its Assistant Secretary thereunto authorized by resolution of its Managers.

BAYVIEW LOAN SERVICING, LLC

BY:



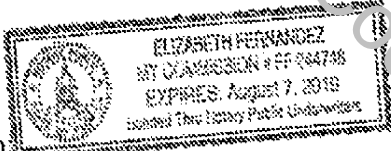
Sonia Asencio
Assistant Secretary

Florida

STATE OF
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 30 day of November 2015 by Sonia Asencio of BAYVIEW LOAN SERVICING, LLC.

NOTARY PUBLIC



Mail To

THOMAS A. VACLAVEN
MANASSA, STASSEN & VACLAVEN, PC
1080 HART Rd 3rd Floor
BARRINGTON, IL 60010

Send Subsequent Tax Bills To:

IDEEN SHAFFARI
24 LIBERTY DR
SOUTH BARRINGTON, IL 60010

This instrument prepared by:

Kenneth D. Slomka
Slomka Law Group
15255 S. 94th Ave., Suite 602
Orland Park, IL 60462

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Clerk's Office