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Doc#: 1600708061 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/07/2016 11:05 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20151201654468
ST/CO Stamp 1-704-766-528 ST Tax \$61.00 CO Tax \$30.50

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:

FREDY SANCHEZ

called 'GRANTEE' whose mailing address is: 1828 Ridgeland, Berwyn, IL 60402

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

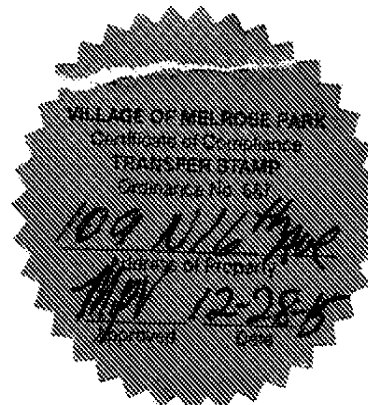
LOTS 21 AND 22 IN BLOCK 68 IN MELROSE, IN SECTIONS 3 AND 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 15-10-215-015-0000

Address of Property: 109 N. 16th Avenue, Melrose Park, IL 60160

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.



0260-038131409-4/4-MX

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 21 day of December, 2015 in its name by Kevin Gera its President thereunto authorized by resolution of its Managers.

BAYVIEW LOAN SERVICING, LLC

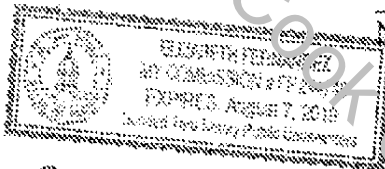
BY:

[Signature]
Kevin Gera, President

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 21 day of December, 2015 by Kevin Gera as President of BAYVIEW LOAN SERVICING, LLC.

[Signature]
NOTARY PUBLIC



Mail To:

Fredy Sanchez
1319 S. CLARENCE AVE
BERWYN, IL 60402

Send Subsequent Tax Bills To:

Fredy Sanchez
1319 S. CLARENCE AVE
BERWYN, IL 60402

This instrument prepared by:

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

Permanent Tax No.: 15-10-215-015-0000

Address of Property: 109 N. 16th Avenue, Melrose Park, IL 60160

Clerk's Office