UNOFFICIAL COPY

Doc#. 1601249219 Fee: \$70.00

Karen A. Yarbrough

Dec ID 20160101658427

Cook County Recorder of Deeds
Date: 01/12/2016 11:36 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

City Stamp 1-533-500-480 City Tax: \$336.00

ST/CO Stamp 0-129-981-504 ST Tax \$32.00 CO Tax \$16.00

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:

TBR PROPERTIES B LLC

called 'GRANTEE' whose mailing address is: 954 w. Washington, Unit 420, Chicago, IL 60407 all that certain real property situated in Cook County, Illinois and more particularly described as follows:

LOT 5 IN BLOCK 195 IN THE RESUBDIVISION OF PLOCKS 189, 190, 191, 194, 195 AND 196 OF SOUTH CHICAGO SUBDIVISION MADE BY THE CALLMET & CALLAL DOCK COMPANY OF THE FRACTIONAL SOUTH 1/2 OF FRACTIONAL SECTION 7, NORTH OF THE INDIAN SOUNDARY LINE AND WEST OF THE ROCK ISLAND & CHICAGO BRANCH RAILROAD IN TOWNSHIP 37 NORTH, RANGE 15, ALSO THE EAST FRACTIONAL 1/2 OF FRACTIONAL SOUTHEAST 1/4 OF SECTION 12, NORTH (F) HE INDIAN BOUNDARY LINE AND EAST 662.1 FEET OF FRACTIONAL SECTION 13, NORTH OF THE INDIAN BOUNDARY LINE, THE NORTH FRACTIONAL 1/2 AND THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SOUTH 1/2 OF THE SOUTHWEST 1/4 OF FRACTIONAL SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 25-12-437-023-0000

Address of Property: 10310 S. Calhoun, Chicago, IL 60617

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 here 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 well 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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sealed this day of	NTOR has caused these presents to be executed and 2016 in its name by
its	thereunto authorized by resolution of its Mahagers.
,	BAYVIEW LOAN SERVICING, LLC BY:
STATE OF Florida	Potrick day-
COUNTY OF Mami-Dade	AVP
700	
The foregoing instrument was acknowledge 2016 by Las LLC.	ed before me this day of
ELZABETH FESTAVI GUZ NY CORRESSION 6 F: 75-77 NY CORRESSION 6 F: 75-77	
Mail To:	Send Subsequent Tax Bills To:
<u> 184 PROPERIO S. LCC</u> SLID.WANKIVOTON	TEN W. WAYW VOOD
- 30 CLUCAGO U 60407.	2000 V 60401
	Charles in Goad
This instrument prepared by:	
Kenneth D. Slomka	

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

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