

# UNOFFICIAL COPY

Doc#: 1617539221 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/23/2016 11:49 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 De Leon 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:

Dec ID 20160601617828

ST/CO Stamp 0-690-730-304 ST Tax \$23.00 CO Tax \$11.50

ANCHOR DEVELOPMENT INC.

called 'GRANTEE' whose mailing address is: 1147 Brook Forest Ave., #123, Shorewood, IL  
all that certain real property situated in Cook County, Illinois and more particularly described as follows:

LOT 40 IN BLOCK 63 IN THE VILLAGE OF PARK FOREST AREA NO. 5, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35 AND THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1951 AS DOCUMENT 15139014, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 31-35-414-029-0000

Address of Property: 262 Blackhawk Drive, Park Forest, IL 60466

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.

11-11-16  
WSS064866-11-11-16

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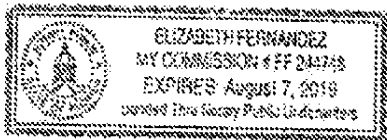
IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 13 day of June, 2016 in its name by Patrick Gyo its AVP thereunto authorized by resolution of its Managers.

BAYVIEW LOAN SERVICING, LLC  
BY:

Patrick Gyo, AVP

STATE OF Florida  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 13 day of June, 2016 by Patrick Gyo as AVP of BAYVIEW LOAN SERVICING, LLC.



Elizabeth Fernandez  
NOTARY PUBLIC

Mail To:  
Anchor Development, Inc.  
1147 Brook Forest Ave  
# 123  
Shorewood, IL 60404

Send Subsequent Tax Bills To:  
Anchor Development, Inc.  
1147 Brook Forest Ave  
# 123  
Shorewood, IL 60404

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

CLERK'S OFFICE

Permanent Tax No.: 31-35-414-029-0000  
Address of Property: 262 Blackhawk Drive, Park Forest, IL 60466