

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Doc#: 1620915134 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/27/2016 10:10 AM Pg: 1 of 2

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:

Dec ID 20160701634558
ST/CO Stamp 0-532-628-288 ST Tax \$49.00 CO Tax \$24.50
City Stamp 0-705-217-344 City Tax: \$514.50

GBU ENTERPRISE INC. 5 N Old Plank Rd
 Bensenville, IL 60106
called 'GRANTEE' whose mailing address is:

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

THE NORTH 16 FEET OF LOT 35 AND THE SOUTH 14 FEET OF LOT 37 IN THE
SUBDIVISION OF BLOCK 5 IN THIRD MANUAL TRAINING SCHOOL ADDITION TO
PULLMAN, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 25-15-306-019-0000
Address of Property: 10739 S. Forest Avenue, Chicago, IL 60628

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.

1620915134 BOP 2/2 (MC)

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 27 day of June, 2016 in its name by Sonia Asencio its AVP thereunto authorized by resolution of its Managers.

BAYVIEW LOAN SERVICING, LLC

BY: Sonia Asencio

STATE OF Florida
COUNTY OF Miami-Dade

Sonia Asencio
Assistant Vice President

The foregoing instrument was acknowledged before me this 27 day of June, 2016 by Sonia Asencio as AVP of BAYVIEW LOAN SERVICING, LLC.



Elizabeth Fernandez
NOTARY PUBLIC

Mail To:
Gbu Enterprise LLC
5 N Old Plank Road
Bensenville, IL 60106

Send Subsequent Tax Bills To:
Gbu Enterprise LLC
5 N Old Plank Rd
Bensenville, IL 60106

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

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ROBERTSON COUNTY CLERK'S OFFICE