

UNOFFICIAL COPY

Doc#: 1628050030 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/06/2016 08:56 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
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:

ALEJANDRO GARCIA and VILMA F. GARCIA

called 'GRANTEE' whose mailing address is:

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

LOT 69 IN FRANK DELUGACH'S KEDZIE BEVERLY HILLS SUBDIVISION A SUBDIVISION OF
THAT PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 13, TOWNSHIP 37
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Permanent Tax No.: 24-13-107-039-0000

Address of Property: 10442 S. Sacramento, Chicago, IL 60655

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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CTP60-

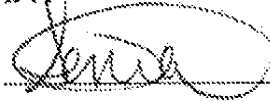
Dec ID 20160901663232
ST/CO Stamp 1-049-925-440 ST Tax \$182.00 CO Tax \$91.00
City Stamp 0-513-054-528 City Tax: \$1,911.00

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 26 day of September, 2016 in its name by Sonia Asencio its AVP thereunto authorized by resolution of its Managers.

BAYVIEW LOAN SERVICING, LLC


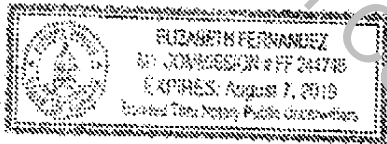
BY



Sonia Asencio
Assistant Vice President

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 26 day of September, 2016 by Sonia Asencio as AVP of BAYVIEW LOAN SERVICING, LLC.



NOTARY PUBLIC

Mail To:
Alejandro Garcia Sr.
10442 S. Sacramento
Chicago, IL 60655

Send Subsequent Tax Bills To:
Alejandro Garcia Sr.
10442 S. Sacramento
Chicago, IL 60655

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

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Property of Cook County Clerk's Office