

# UNOFFICIAL COPY

Doc#: 1631917084 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/14/2016 01:51 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED

Dec ID 20161001673049  
ST/CO Stamp 1-217-937-600 ST Tax \$150.00 CO Tax \$75.00  
City Stamp 0-308-445-376 City Tax: \$1,575.00

### 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:

ANA B. RAMIREZ and ALVARO VALLEJO FLORES, *Tenants in common*

called 'GRANTEE' whose mailing address is: 4030 S. Rockwell, Chicago, IL 60632

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

LOT 21 IN BLOCK 2 IN W. F. KAISER AND COMPANY'S ARDALE PARK SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE WEST 33 FEET THEREOF) OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Permanent Tax No.: 19-15-106-021-0000

Address of Property: 5547 S. Kilbourn, Chicago, IL 60629

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.

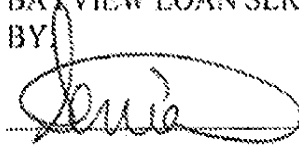
CT-  
15WSS 204150COP-1/2-114

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 25 day of October, 2016 in its name by Sonia Asencio its AVP thereunto authorized by resolution of its Managers.

BAYVIEW LOAN SERVICING, LLC

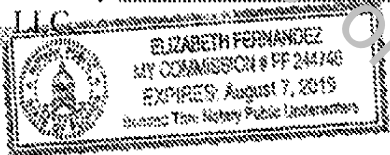
BY



Sonia Asencio  
Assistant Vice President

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 25 day of October, 2016 by Sonia Asencio as AVP of BAYVIEW LOAN SERVICING, LLC



NOTARY PUBLIC

Mail To:

Alicia B Ramirez  
5547 S Kilbourn  
Chicago, IL 60629

Send Subsequent Tax Bills To:

Alicia B Ramirez  
5547 S Kilbourn  
Chicago, IL 60629

This instrument prepared by:

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

Permanent Tax No.: 19-15-106-021-0000

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