

# UNOFFICIAL COPY

Doc#: 1703208020 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/01/2017 11:53 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

Dec ID 20170101606169  
ST/CO Stamp 2-041-896-128 ST Tax \$46.00 CO Tax \$23.00

### 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:

VIAMONTE INVESTMENTS GROUP LLC

called 'GRANTEE' whose mailing address is: P. O. Box 5140, Lansing, IL 60438

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

LOT 28 IN THE SUBDIVISION OF THAT PART LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY OF LINE OF THE CHICAGO GRAND TRUNK RAILROAD COMPANY OF PARK RIDGE, A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL THESE PARTS OF VACATED STREETS AND ALLEYS LYING THEREIN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 29-36-115-001-0000

Address of Property: 17735 S. Clyde Avenue, Lansing, IL 60438

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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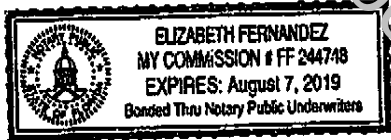
IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 26 day of Jan, 2017 in its name by Sonia Asencio its AVP thereunto authorized by resolution of its Managers.

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 26 day of Jan, 2017 by Sonia Asencio AVP of BAYVIEW LOAN SERVICING, LLC.



Elizabeth Fernandez  
NOTARY PUBLIC

Mail To:

Villamonte Investments Group LLC  
P.O. Box 5140  
Lansing, IL 60438

Send Subsequent Tax Bills To:

Villamonte Investments Group LLC  
P.O. Box 5140  
Lansing, IL 60438

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.: 29-36-115-001-0000

Address of Property: 17735 S. Clyde Avenue, Lansing, IL 60438

# UNOFFICIAL COPY

## VILLAGE OF LANSING

Norm Abbott  
Mayor

Office of the Treasurer

Arlette Frye  
Treasurer



January 31, 2017

Bayview Loan Servicing, LLC  
4425 Ponce De Leon Blvd. 5<sup>th</sup> Floor  
Coral Gable, FL 33146

Re: 17735 Clyde Avenue P/N# 29-36-115-001-0000

A Certificate of Payment is not required by the Village of Lansing for the above listed property due to the fact that this property is located outside city limits for the Village of Lansing. To our knowledge, there is no outstanding debt, liens or violations for this property.

Arlette S. Frye  
Treasurer  
Village of Lansing  
3141 Ridge Road  
Lansing, IL 60438  
708-895-7205  
afrye@villageoflansing.org