

UNOFFICIAL COPY

Doc#: 1705349099 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/22/2017 10:47 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20170201613118
ST/CO Stamp 2-074-587-840 ST Tax \$119.00 CO Tax \$59.50

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:

THOMAS J. MADSEN, SINGLE MAN

called 'GRANTEE' whose mailing address is:

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

LOT 150 IN TIFFANY PLACE UNIT 3, BEING A SUBDIVISION OF PART OF THE SOUTHWEST
¼ AND PART OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 06-14-306-054-0000

Address of Property: 77 Marion Lane, Streamwood, IL 60107

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.

ST 260-16088204260 COP-1/2-M

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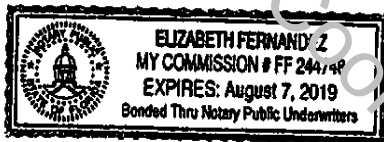
IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 13 day of February, 2017 in its name by Patrick Jyu its Att. thereunto authorized by resolution of its Managers.

BAYVIEW LOAN SERVICING, LLC
BY:

Patrick Jyu, Att.

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 13 day of February, 2017 by Patrick Jyu as Att. of BAYVIEW LOAN SERVICING, LLC.



abu
NOTARY PUBLIC

Mail To:

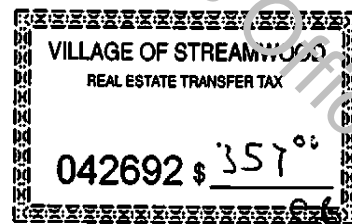
Thomas Madsen
17 Marion Lane
Streamwood, IL 60107

Send Subsequent Tax Bills To:

Thomas Madsen
17 Marion Lane
Streamwood, IL 60107

This instrument prepared by:

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



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