

# UNOFFICIAL COPY

Doc#: 1706146019 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/02/2017 10:08 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

Dec ID 20170101606238  
ST/CO Stamp 1-164-692-672 ST Tax \$85.00 CO Tax \$42.50

### 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 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:

### B. WOODSTONE EQUITIES, LLC

called 'GRANTEE' whose mailing address is: 104 Millers Crossing, Itasca, IL 60143

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

LOT 36 (EXCEPT NORTH 30 FEET THEREOF) IN BLOCK 6 IN SHEKLETON BROTHERS THIRD  
ADDITION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 16, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 15-16-216-036-0000

Address of Property: 1103 32<sup>nd</sup> Avenue, Bellwood, IL 60104

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.

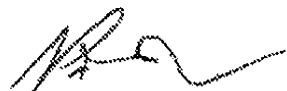
CE REC-16WSS&OY 6070 P-1/2-M.

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 25 day of January, 2017 in its name by Patrick Joyce its AVP thereunto authorized by resolution of its Managers.

BAYVIEW LOAN SERVICING, LLC

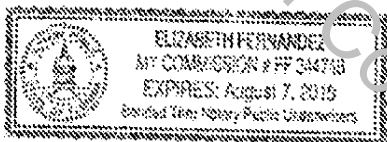
BY:



Patrick Joyce, AVP

STATE OF Florida  
COUNTY OF Miami-Dade

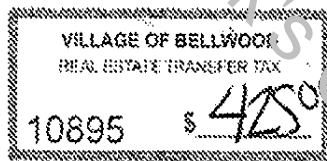
The foregoing instrument was acknowledged before me this 25 day of January, 2017 by Patrick Joyce as AVP of BAYVIEW LOAN SERVICING, LLC.

  
NOTARY PUBLIC

Mail To:  
O'Donnell & Associates Ltd.  
1515 E Woodfield Rd  
# 112  
Schaumburg, IL 60193

Send Subsequent Tax Bills To:  
B. Woodstone Equities, LLC  
104 Turners Crossing  
Itasca, IL 60143

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



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