

UNOFFICIAL COPY

Doc#: 1706755091 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/08/2017 11:13 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:

Dec ID 20170201616308

ST/CO Stamp 0-527-026-880 ST Tax \$102.00 CO Tax \$51.00

NATALIYA BEZKROVNAIA

called 'GRANTEE' whose mailing address is: 7610 W. Belmont, #2N, Chicago, IL 60634

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

UNIT NO. 1007 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): A PART OF LOT 1 IN PLEASANT RUN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY GLENVIEW STATE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 14, 1972 AND KNOWN AS TRUST NUMBER 275 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22193723 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED .726 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS SET FORTH AND DEFINED IN SAID DECLARATION AND SURVEY, ALL IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 03-15-200-015-1138

Address of Property: 1101 Pleasant Run Drive, Apt. #1007, Wheeling, IL 60090

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.



Real Estate Transfer Approved

Initials MB Date 2/28/17
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

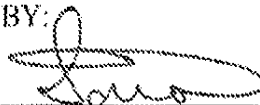
CT REO - 16 WSS 204625 AEP - 1/2-MK.

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 15 day of Feb, 2017 in its name by Sonia Asencio its AVP thereunto authorized by resolution of its Managers.

BAYVIEW LOAN SERVICING, LLC

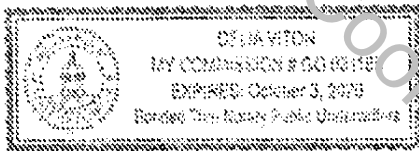
BY:



Sonia Asencio
Assistant Vice President

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 15 day of Feb., 2017 by Sonia Asencio AVP of BAYVIEW LOAN SERVICING, LLC.



ChE
NOTARY PUBLIC

Mail To:
Natalia Bestkrovnaja
1101 Pleasant Run Dr
Apt # 1007
Wheeling, IL 60090

Send Subsequent Tax Bills To:
Natalia Bestkrovnaja
1101 Pleasant Run Dr
Apt # 1007
Wheeling, IL 60090

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

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