

UNOFFICIAL COPY

Doc#: 1709646083 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/06/2017 10:42 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20170301631541
ST/CO Stamp 0-000-898-752 ST Tax \$95.50 CO Tax \$47.75
City Stamp 1-114-334-912 City Tax: \$1,002.75

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:

JANUSZ ZAHRADNICEK

called 'GRANTEE' whose mailing address is: 8425 S. Oak Park Avenue, Burbank, IL 60459

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

LOT 34 IN BLOCK 58 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 4 AND THE NORTHEAST 1/4 AND THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 19-09-226-003-0000

Address of Property: 5011 S. LeClaire, Chicago, IL 60638

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.

CFREO-16WSS2047480P-2/2-MY

UNOFFICIAL COPY

IN WITNESS WHEREOF the said GRANTOR has caused these presents to be executed and sealed this 17 day of March, 2017 in its name by Patrick Gyu its AVP thereunto authorized by resolution of its Managers.

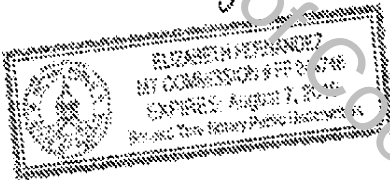
BAYVIEW LOAN SERVICING, LLC

BY:

[Signature]
Patrick Gyu, AVP

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 17 day of March, 2017 by Patrick Gyu as AVP of BAYVIEW LOAN SERVICING, LLC.



[Signature]
NOTARY PUBLIC

Mail To:

Janusz Zahradnicek
2019 S Oak Park
Burbank, IL 60459

Send Subsequent Tax Bills To:

Janusz Zahradnicek
2019 S Oak Park
Burbank, IL 60459

This instrument prepared by:

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

Permanent Tax No.: 19-09-226-003-0000

Address of Property: 5011 S. Leclaire, Chicago, IL 60638

Watermark: Cook County Clerk's Office