

# UNOFFICIAL COPY

Doc#: 1712306043 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/03/2017 10:14 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

Dec ID 20170401645180  
ST/CO Stamp 1-732-575-680 ST Tax \$115.00 CO Tax \$57.50

### 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:

JAMES BLACK

called 'GRANTEE' whose mailing address is: 4417 W 175<sup>th</sup> PL. Country Club Hills, IL\*  
all that certain real property situated in Cook County, Illinois and more particularly described as  
follows: \* 60478

### LEGAL DESCRIPTION ATTACHED AS EXHIBIT A HERETO

Permanent Tax No.: 31-33-302-024-0000  
Address of Property: 5337 Crosswind Drive, Richon Park, IL 60471

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.

CS REO 17 W 8813 1070P-1/-MC

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

BAYVIEW LOAN SERVICING, LLC

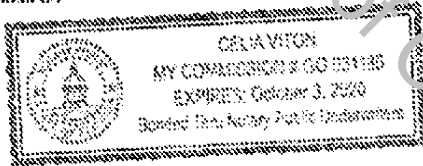
BY:

[Signature]

Sonia Asencio  
Assistant Vice President

STATE OF Florida  
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 25 day of April, 2017 by Sonia Asencio as AVP of BAYVIEW LOAN SERVICING, LLC.



[Signature]  
NOTARY PUBLIC

Mail To:  
Ronald Pierog  
703 N Prospect Harbor Ave  
Mt Prospect IL 60056

Send Subsequent Tax Bills To:  
James Blach  
5337 Crosswind Dr  
Richton Park, IL 60471-1571

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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## LEGAL DESCRIPTION – EXHIBIT A

### PARCEL 1:

THAT PART OF LOT 57 IN GREENFIELD P.U.D., BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF WESTWIND DRIVE AND THE SOUTHERLY RIGHT OF WAY LINE OF CROSSWIND DRIVE; THENCE NORTH 70 DEGREES 12 MINUTES 36 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF CROSSWIND DRIVE, 131.60 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 62.50 FEET, AN ARC DISTANCE OF 158.02 FEET, SAID CURVE HAVING A BEARING OF NORTH 59 DEGREES 05 MINUTES 34 SECONDS WEST AND CHORD DISTANCE OF 119.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST, 122.42 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 08 SECONDS WEST, 187.20 FEET; THENCE SOUTH 37 DEGREES 26 MINUTES 23 SECONDS EAST, 213.82 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 62.50 FEET, AN ARC DISTANCE OF 19.58 FEET, SAID CURVE HAVING A BEARING OF SOUTH 22 DEGREES 18 MINUTES 56 SECONDS WEST AND A CHORD DISTANCE OF 19.50 FEET TO THE POINT OF BEGINNING.

### PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GREENFIELD TOWNHOMES RECORDED AS DOCUMENTS 99845699 AND 00683192 AND AS CREATED BY DEED FROM NEW LENOX STATE BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1997 AND KNOWN AS TRUST NO. 2159 TO RECORDED AS DOCUMENT NO. FOR INGRESS AND EGRESS. IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 31-33-302-024-0000

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