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Doc#: 1712539060 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/05/2017 10:29 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20170401645989
ST/CO Stamp 1-295-134-400 ST Tax \$30.00 CO Tax \$15.00

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:

MARIO FERREIRA and MARIA C. ROSAS, *as Joint Tenants*

called 'GRANTEE' whose mailing address is: 8235 W. Rosebury Drive, Frankfort, IL 60423
all that certain real property situated in Cook County, Illinois and more particularly described as
follows:

THE EAST 45 FEET OF LOT 14 IN BLOCK 4 IN CAPITAL HILL ADDITION TO CHICAGO
HEIGHTS BEING A SUBDIVISION OF THE EAST 697.45 FEET OF THE NORTH HALF OF THE
SOUTH EAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, EXCEPT A STRIP 50 FEET IN WIDTH LYING 25 FEET ON
EACH SIDE OF THE CENTER LINE OF 15TH STREET IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 32-19-409-004-0000

Address of Property: 344 W. 15th Street, Chicago Heights, IL 60411

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.

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 21 day of April, 2017 in its name by Sonia Asencio its AVP thereunto authorized by resolution of its Managers.

BAYVIEW LOAN SERVICING, LLC

BY:

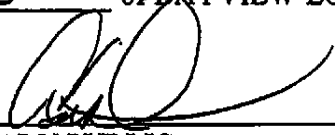


Sonia Asencio
Assistant Vice President

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 21 day of April, 2017 by Sonia Asencio AVP of BAYVIEW LOAN SERVICING, LLC.




NOTARY PUBLIC

Mail To:
Roberta Cioe Burdicio
Attorney at Law
12 West 15th St
Chicago Heights, IL 60411

Send Subsequent Tax Bills To:
Mario Ferreira +
Maria C. Reyes
8235 W. Roseburg Dr
Frankfort, IL 60123

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

OFFICE OF CLERK OF CIRCUIT COURT
IN AND FOR THE COUNTY OF MIAMI DADE, FLORIDA

I201700000

Permanent Tax No.: 32-19-409-004-0000
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