UNOFFICIAL COPY

Doc#. 1718606050 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 07/05/2017 10:41 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20170601668637

ST/CO Stamp 0-935-765-440 ST Tax \$12.00 CO Tax \$6.00

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:

ANDREA VICTORIA ACBINSON

called 'GRANTEE' whose mailing address is: 7347 Champlin, Chicago, IL 60619 all that certain real property situated in Cook County, Illinois and more particularly described as follows:

UNIT 46-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ARBORETUM IN PARK FOREST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 22264933, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 32-31-122-002-1064

Address of Property: 309 Dogwood Street, Park Forest, IL 6 1466

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 vall 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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1718606050 Page: 2 of 2

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and	
sealed this 2 day of <u>June</u> its AVP	, 2017 in its name by <u>Sonia Asencio</u> thereunto authorized by resolution of its Managers.
	BAYVIEW LOAN SERVICING, LLC
	BY
STATE OF Florida COUNTY OF Miami-Dade	Sonia Asencio Assistant Vice President
The foregoing instrument was acknowled	edged before me this 2day of June,
2017 by Sonia Asencic as A	The state of the s
LLC.	
ELIZABETH FERNANDE. MY COMMISSION # FF 244748 EXPIRES: August 7, 2019 Bonded Toru Notary Public Underwriters	NOTARY PUBLIC
Mail To: Andrea Victora Bobinson	Send Subsequent Tax Bills To: UNATER VICTORIA PUBLICIONI 7247 5. Champlain
Chicogo IL level 9	0-100 , 12 6/6/9
	75
This instrument prepared by:	Office of the second se
Kenneth D. Slomka	
Slomka Law Group 15255 S. 94 th Ave., Suite 602	
Orland Park, IL 60462	

Permanent Tax No.: 32-31-122-002-1064

Address of Property: 309 Dogwood Street, Park Forest, IL 60466