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Doc#: 1800455036 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/04/2018 09:09 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20171101649121
ST/CO Stamp 0-462-270-496 ST Tax \$205.00 CO Tax \$102.50

Chicago Title

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:

NICHOLAS J. BRANNIGAN AND TRACY A. BRANNIGAN, AS JOINT TENANTS

called 'GRANTEE' whose mailing address is:

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

LOT 5 IN BLOCK 1 IN PALOS GARDENS, BEING A SUBDIVISION OF THE NORTH 829.50 FEET
OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP
37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Permanent Tax No.: 24-32-102-005-0000

Address of Property: 12714 S. Mobile Avenue, Palos Heights, IL 60463

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.

17WSS 2521460P 1/3 RTO

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 6 day of NOV, 2017 in its name by Sonia Asencio its AVP thereunto authorized by resolution of its Managers.

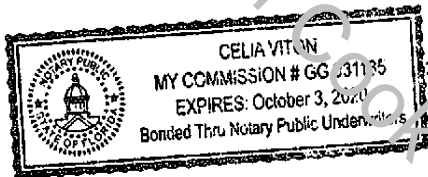
BAYVIEW LOAN SERVICING, LLC

BY:

Sonia Asencio
Sonia Asencio
Assistant Vice President

STATE OF Florida
COUNTY OF Miami Dade.

The foregoing instrument was acknowledged before me this 6 day of NOV, 2017 by Sonia Asencio AVP of BAYVIEW LOAN SERVICING, LLC.



CE
NOTARY PUBLIC

Mail To:
NICHOLAS BRANNIGAN
12123 S. 70th Ct
Palos Heights IL 60463

Send Subsequent Tax Bills To:
NICHOLAS BRANNIGAN
12123 S 70th Ct
Palos Heights IL 60463

This instrument prepared by:

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

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Address of Property: 12714 S. Mobile Avenue, Palos Heights, IL 60463

Property of
Clerk's Office