

# UNOFFICIAL COPY

Doc#: 1802408179 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/24/2018 01:40 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED

Dec ID 20180101684125  
ST/CO Stamp 1-220-489-760 ST Tax \$52.50 CO Tax \$26.25

### 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:

MICHAEL CHOWANIEC

called 'GRANTEE' whose mailing address is: 8425 S. Park, Burr Ridge, IL 60527

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

UNIT 15 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON  
ELEMENTS IN PALOS VILLAGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE  
DECLARATION RECORDED AS DOCUMENT NUMBER 25399236 IN THE NORTHWEST 1/4 OF  
SECTION 13, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS

Permanent Tax No.: 23-13-102-041-1018

Address of Property: 10409 Sheffield Drive, Unit #2N, Palos Hills, IL 60465

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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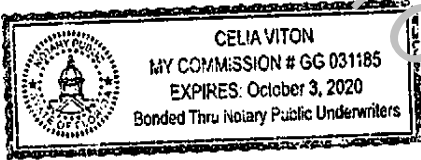
IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 19 day of Jan, 2018 in its name by Patrick Joyce its AMP thereunto authorized by resolution of its Managers.

BAYVIEW LOAN SERVICING, LLC  
BY:

[Signature]  
Patrick Joyce AMP

STATE OF Florida  
COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 19 day of Jan, 2018 by Patrick Joyce as AMP of BAYVIEW LOAN SERVICING, LLC.



[Signature]  
NOTARY PUBLIC

Mail To:  
Tracy Rapp + Associates  
5925 Elizabeth St  
Lombard IL 60148

Send Subsequent Tax Bills To:  
Michael Chouhan  
8425 Park Ave  
Burr Ridge IL 60528

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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Property of Cook County Clerk's Office