

UNOFFICIAL COPY

Doc#: 1809447049 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/04/2018 12:41 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

17WSS252154DP 1784 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:

M/S BUILDERS, LLC

called 'GRANTEE' whose mailing address is: 5730 Concord Lane, Apt. 14, Clarendon Hills, IL ^{60514 ←}
all that certain real property situated in Cook County, Illinois and more particularly described as
follows:

LOT 15 IN J. E. MERRION'S RESUBDIVISION OF LOTS 20 TO 29 INCLUSIVE AND LOTS 37 TO
41 INCLUSIVE TOGETHER WITH VACATED STREETS ADJOINING SAID LOTS IN J. E.
MERRION'S COUNTRY CLUB HILLS 2ND ADDITION, A SUBDIVISION OF PART OF THE
NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 31-03-109-014-0000

Address of Property: 18610 Baker Avenue, Country Club Hills, IL 60478

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 or 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.

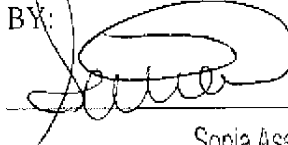
GRANTOR will defend the same against the lawful claims of all persons claiming by, through or
under GRANTOR, and no others.

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 19 day of MARCH, 2018 in its name by Sonia Asencio its AVP thereunto authorized by resolution of its Managers.

BAYVIEW LOAN SERVICING, LLC

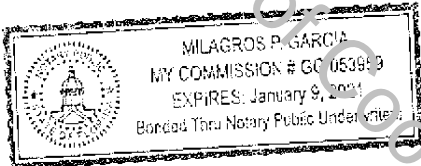
BY:



Sonia Asencio
Assistant Vice President

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 19 day of MARCH, 2018 by Sonia Asencio as AVP of BAYVIEW LOAN SERVICING, LLC.



NOTARY PUBLIC

Mail To:

KEVIN DILLON
6650 N NW HWY #300
CHICAGO, IL 60631-1307

Send Subsequent Tax Bills To:

M/S BUILDERS LLC
5130 CONCORD LN APT 14
CLARENDON HILLS, IL
60514



18-071 NO.
KDV
3/21/18 \$ 325.00

This instrument prepared by:

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

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