

UNOFFICIAL COPY

Doc#: 182119274 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/30/2018 11:35 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

16WSS2047350P 17b1 CT
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 hereinafter, by these presents does grant, bargain, and sell unto:

7639-55 RACINE, LLC

called 'GRANTEE' whose mailing address is: 22040 E. Arbor Drive, Aurora, CO 80016

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

LOTS 21, 22, 23, 24, 25, 26, 27, 28 AND 29 IN BLOCK 9 IN AUBURN ON THE HILL FIRST ADDITION, BEING HART'S SUBDIVISION OF BLOCKS 9, 10 AND 22 IN SUBDIVISION OF THE SOUTH EAST ¼ OF SECTION 29, TOWNSHIP 28 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 20-29-408-013-0000, 20-29-408-014-0000, 20-29-408-015-0000
20-29-408-016-0000, 20-29-408-017-0000, 20-29-408-018-0000
20-29-408-019-0000, 20-29-408-020-0000

Address of Property: 7639-55 S. Racine Avenue, Chicago, IL 60620

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.

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 20th day of July, 2018 in its name by Sonia Asencio its AVP thereunto authorized by resolution of its Managers.

BAYVIEW LOAN SERVICING, LLC

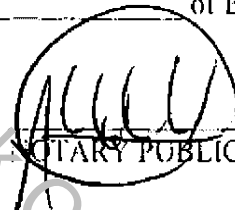
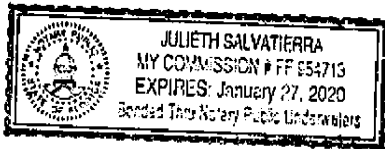
BY:



Sonia Asencio
AVP

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 20th day of July, 2018 by Sonia Asencio as AVP of BAYVIEW LOAN SERVICING, LLC.


NOTARY PUBLIC

Mail To:

THE LAW OFFICES OF
THOMAS C. MAGARIAN PC
2623 W WINNEMAC AVE STE 100
CHICAGO, IL 60625

Send Subsequent Tax Bills To:

THE LAW OFFICES OF
THOMAS C. MAGARIAN PC
2623 W WINNEMAC AVE STE 100
CHICAGO, IL 60625

This instrument prepared by:

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

Permanent Tax No.: 20-29-408-013-0000, 20-29-408-014-0000, 20-29-408-015-0000
20-29-408-016-0000, 20-29-408-017-0000, 20-29-408-018-0000
20-29-408-019-0000, 20-29-408-020-0000

Address of Property: 7639-55 S. Racine Avenue, Chicago, IL 60620