

UNOFFICIAL COPY

192 19050330020P
Chicago Title

Doc#: 1921749238 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/05/2019 10:37 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20190701643798
ST/CO Stamp 0-473-902-176 ST Tax \$185.00 CO Tax \$92.50

KNOW ALL MEN BY THESE PRESENTS:

That METROPOLITAN LIFE INSURANCE 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:

OKSANA CHERNETSKA

called 'GRANTEE' whose mailing address is: 807 W. Happfield Dr., Arlington Heights, IL
all that certain real property situated in Cook County, Illinois and more particularly described as follows:

UNIT 5-B RIGHT IN BUILDING 5 IN WESTRIDGE TOWNHOMES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN WESTRIDGE UNIT 1, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 AND ALSO PART OF THE SOUTHEAST 1/4 BOTH FALLING IN SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 86452160, RERECORDED AS DOCUMENT 86506027, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 03-06-400-058-1029

Address of Property: 360 W. Happfield Drive, Arlington Heights, IL 60004

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 24 day of July, 2019 in its name by Patrick Joyce its VP thereunto authorized by resolution of its Managers.

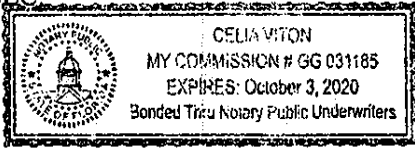
METROPOLITAN LIFE INSURANCE COMPANY
BY BAYVIEW LOAN SERVICING, LLC,
Its attorney in fact



Patrick Joyce VP

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 24 day of July, 2019 by Patrick Joyce as VP of BAYVIEW LOAN SERVICING, LLC



NOTARY PUBLIC

Mail To:
Oksana Chernetska
807 W. Happfield Dr.
Arlington Hts IL
60004

Send Subsequent Tax Bills To:
same

REAL ESTATE TRANSFER TAX

01-Aug-2019



COUNTY:	92.50
ILLINOIS:	185.00
TOTAL:	277.50

03-06-400-058-1029

| 20190701643798 | 0-473-902-176

This instrument prepared by:
Kenneth D. Slomka
Slomka Law Group
15255 S. 94th Ave., Suite 602
Orland Park, IL 60462

Permanent Tax No.: 03-06-400-058-1029

Address of Property: 360 W. Happfield Drive, Arlington Heights, IL 60004