

UNOFFICIAL COPY

Doc#: 2032920071 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/24/2020 11:44 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20201001640484
ST/CO Stamp 1-950-512-096 ST Tax \$38.00 CO Tax \$19.00

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 DeLeon 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:

ELVIA GUZMAN

called 'GRANTEE' whose mailing address is:

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

LOT 14 (EXCEPT THE NORTH 1 FOOT THEREOF) AND LOT 15 (EXCEPT THE SOUTH 7 FEET
THEREOF) IN BLOCK 6 IN PARK ADDITION TO HARVEY, IN SECTION 20, TOWNSHIP 36
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Permanent Tax No: 29-20-109-049

Address of Property: 16026 Gauger Avenue Harvey IL 60426

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.

CT 20f2 19CSC0331020P

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 17 day of Sept, 2020 in its name by Patrick Joyce its VP thereunto authorized by resolution of its Managers.

BAYVIEW LOAN SERVICING, LLC

BY:

X *[Signature]*

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 17 day of Sept, 2020 by Patrick Joyce as VP of BAYVIEW LOAN SERVICING, LLC.



X *Mary Danzi*
NOTARY PUBLIC

Mail To:
Elvia Guzman
16026 Gauger Ave
Harvey IL 60426

Send Subsequent Tax Bills To:
Elvia Guzman
16026 Gauger Ave
Harvey IL 60426

\$37501.00

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



No. 21580

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