

# UNOFFICIAL COPY



Doc#: 1019612072 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/15/2010 10:27 AM Pg: 1 of 2

PREPARED BY:  
Codilis & Associates, P.C.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

100297311363  
1262001

MAIL TAX BILL TO:  
Laura Cervantes  
1238 S. 12th Avenue  
Maywood, IL 60153

MAIL RECORDED DEED TO:  
Laura Cervantes  
1238 S. 12th Avenue  
Maywood, IL 60153

## SPECIAL WARRANTY DEED

THE GRANTOR, PNC Mortgage, a division of PNC Bank, National Association, a corporation organized and existing under the laws of the State of Delaware, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Laura Cervantes, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 86 (EXCEPT THE NORTH 96.5 FEET THEREOF) IN SEMINARY ADDITION TO MAYWOOD, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

15-15-213-022  
1238 S. 12th Avenue, Maywood, IL 60153

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Rd., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

VILLAGE OF MAYWOOD

\$ 272,000


Real Estate Transfer Tax Paid

6/25/10

S Y  
P Y  
S N  
SC Y  
INT D

STATE TAX

STATE OF ILLINOIS




JUL.-9.10

REAL ESTATE TRANSFER TAX  
OF DEPARTMENT OF REVENUE

# 0000034935

REAL ESTATE TRANSFER TAX
00067.50
FP326652

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JUL.-9.10

COUNTY TAX

REVENUE STAMP

# 0000049819

REAL ESTATE TRANSFER TAX
00033.75
FP326665

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Special Warranty Deed - Continued

Dated this 24th Day of May 20 10

PNC Mortgage, a division of PNC Bank, National Association

By

[Signature]
James E. Pechiney VP

STATE OF OHIO )

COUNTY OF MONTGOMERY )

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that James E. Pechiney VP, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 24th Day of May 20 10

[Signature]
Notary Public

JILL A. FORTNEY, Notary Public
In and For the State of Ohio

My commission expires: Jill A. Fortney

Exempt under the provisions of Section 4, of the Real Estate Transfer Act, My Commission Expires Mar. 30, 2011 Date Agent.

Property of Cook County Clerk's Office