

UNOFFICIAL COPY

2/2 11-0461P SC

SPECIAL WARRANTY DEED

(Corporation to Individual)

This Indenture made this day of 19th
September, 2011 between



PNC Mortgage, a Division of PNC Bank, National Association,

Doc#: 1128549035 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/12/2011 11:23 AM Pg: 1 of 3

a National Association under the laws of the United States, and duly authorized to transact business in the State of Illinois, party of the first part, and

Thomas Zak and Anna Lindahl Zak,
party of the second part.

(GRANTEE'S ADDRESS):

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, ~~FOREVER~~, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 1 BEING IN THE RESUBDIVISION OF PART OF LOT 4 IN THE RESUBDIVISION OF PART OF BLOCK 5 IN PENNY AND MEACHAM'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject To: taxes not yet due and payable, general restrictions as they appear of record

Permanent Real Estate Index Number: 09-26-427-017-0000

Address of Real Estate: 117 Clinton Street, Park Ridge, IL 60068

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

PREMIER TITLE



Handwritten signature

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SPECIAL WARRANTY DEED

The September 19, 2011

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Peggy S. Parks Officer, the day and year first above written.

Peggy S. Parks Officer
PNC Mortgage, a Division of PNC Bank, National Association

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Peggy S. Parks Officer, personally appeared before me and acknowledged himself/herself as the Officer of PNC Mortgage, a Division of PNC Bank, National Association and is the same person whose name is subscribed as the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 19th day of September, 2011.

My commission expires: 11/6/12

Signature:

DOUG STROMBERG

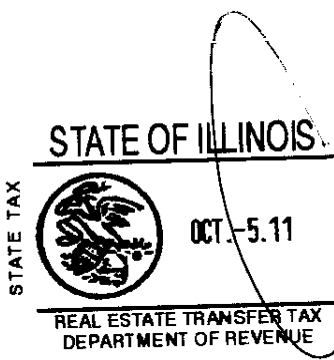
IMPRESS SEAL HERE

Prepared By: Joseph J. Klein, 2550 Golf Road - Suite 250, Rolling Meadows, Illinois 60008

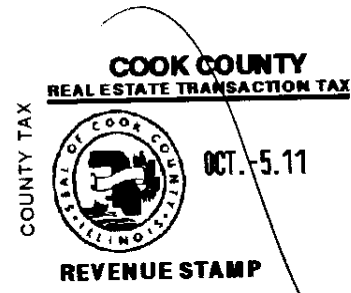
Mail To: Anna Lindahl Zak, 116 N. Washington Ave, Park Ridge IL 60068

Send Tax Bills To: ANNA LINDAHL ZAK, 116 N. Washington Ave, Park Ridge, IL 60068
and Thomas Zak

PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100



REAL ESTATE TRANSFER TAX
00435.00
FP 103049



REAL ESTATE TRANSFER TAX
00217.50
FP 103052

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Exhibit "A" Legal Description

The following real property situated in the County of Cook, State of Illinois:

Lot 1 being in the Resubdivision of part of Lot 4 in the Resubdivision of part of Block 5 in Penny and Meacham's Subdivision of the Southeast 1/4 of Section 26, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Tax ID: 09-26-427-017-0000

Property of Cook County Clerk's Office