

SPECIAL WARRANTY DEED

(Corporation to Individual)



Doc#: 1214249023 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/21/2012 11:15 AM Pg: 1 of 3

This Indenture made this day of ___

April 24, 2012 between

PNC Mortgage Services, Inc.,

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

Samer Alamat,

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:

PARCEL 1: UNIT NO. 2W, IN 7142-2 WEST ADDISON CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 1/2 OF LOT 5 BLOCK 11 IN W.F. KAISER AND COMPANY'S ADDISON HEIGHTS SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED 06/27/2007, AS DOCUMENT NO. 0717815047, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P4, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO.

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

Permanent Real Estate Index Number: 13-19-128-045-1005

Address of Real Estate: 7142 W. Addison St., #2W, Chicago, IL 60634

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.

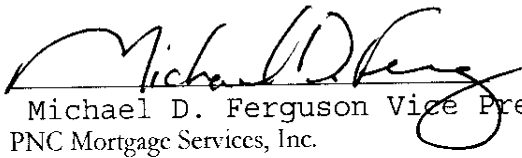
PREMIER TITLE

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

The April 24, 2012

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

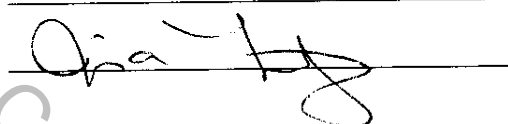

Michael D. Ferguson Vice President
PNC Mortgage Services, Inc.

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Michael D. Ferguson, personally appeared before me and acknowledged himself/herself as the VP of PNC Mortgage Services, Inc. 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 24th day of April, 20 12

My commission expires:

Signature:

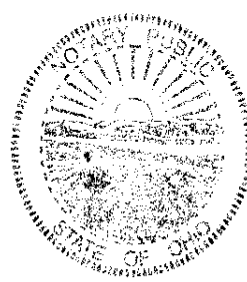


IMPRESS SEAL HERE

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

Mail To: Samer Alamat, 7142 W Addison #2w Chicago 60634

Send Tax Bills To: 7142 W. Addison #2w Chicago 60634



JILL A FORTNEY
Notary Public, State of Illinois
My Commission Expires
March 30, 2016

City of Chicago
Dept. of Finance
620266



Real Estate
Transfer
Stamp
\$399.00

4/16/2012 16:48
dr00111

Batch 4,437,629

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

UNOFFICIAL COPY

Exhibit "A" Legal Description

All that certain parcel of land situate in the County of Cook and State of Illinois, being described as follows:

Parcel 1:

Unit No. 2W, in 7142-2 West Addison Condominium, as delineated on a plat of survey of the following described tract of land: the South 1/2 of Lot 5 Block 11 in W.F. Kaiser and Company's Addison Heights Subdivision, being a subdivision of the South 1/2 of the Northwest 1/4 of Section 19, Township 40 North, Range 13 East of the Third Principal Meridian, which plat of survey is attached as Exhibit "A" to declaration of condominium ownership recorded 06/27/2007, as document no. 0717815047, as amended from time to time, together with its undivided percentage interest in the common, all in Cook Illinois.

Parcel 2:

The exclusive right to the use of P4, a limited common element, as set forth in the Declaration of Condominium, and survey attached thereto.

Tax ID: 13-19-128-045-1005

STATE TAX # 0000002389	STATE OF ILLINOIS MAY.21.12 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX
		00038.00
		FP 103043

COUNTY TAX # 0000002382	COOK COUNTY REAL ESTATE TRANSACTION TAX MAY.21.12 REVENUE STAMP	REAL ESTATE TRANSFER TAX
		00019.00
		FP 103046