

12-06759-52

SPECIAL WARRANTY DEED

(Corporation to Individual)



Doc#: 1227155040 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/27/2012 01:32 PM Pg: 1 of 2

This Indenture made this day of

8-6, 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

Juan A. Miranda and Rebecca Virella, unmarried woman & unmarried man party of the second part.

(GRANTEE'S ADDRESS): 4133 W. Cullom, Chicago, IL 60641

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, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

Lot 12 in Block 4 in Belmont Gardens, being a subdivision of part of the Northeast Quarter of Section 27, Township 40 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded June 18, 1913 as Document No. 5209764, in Cook County, Illinois.

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

Permanent Real Estate Index Number: 13-27-223-028-0000

Address of Real Estate: 4018 W. George St., Chicago, IL 60641

Together with all the singular and hereditaments and appurtenances thereto 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 DEFEND.

PREMIER TITLE

Table with 2 columns: Fee Type, Amount. Rows: CHICAGO (\$1,361.25), CTA (\$544.50), TOTAL (\$1,905.75). Includes seal of Cook County.

Table with 2 columns: Fee Type, Amount. Rows: COOK (\$90.75), ILLINOIS (\$181.50), TOTAL (\$272.25). Includes seal of Cook County.

Handwritten number 24

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED

The 8-6, 2012

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

PNC Mortgage Services, Inc.

**Michael A. Gibson, Officer**  
**PNC Bank, National Association**

State: OHIO

County: BUTLER

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that MICHAEL GIBSON personally appeared before me and acknowledged himself/herself as the OFFICER 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 6<sup>th</sup> day of August, 2012.

My commission expires:

5-18-13

Signature:



**SHARI L. BOWMAN**  
Notary Public, State of Ohio  
My Commission Expires  
May 18, 2013

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

Mail To: Renee Kalemian 20 N. Clark St. #2450 Chicago IL 60602

Send Tax Bills To: Juan Miranda + Rebecca Villa 4018 W. George St. Chicago IL 60641

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



**SHARI L. BOWMAN**  
Notary Public, State of Ohio  
My Commission Expires  
May 18, 2013