

UNOFFICIAL COPY

2013-03421-SL
SPECIAL WARRANTY DEED

(Corporation to Individual)



Doc#: 1313755024 Fee: \$40.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/17/2013 10:04 AM Pg: 1 of 2

This Indenture made this day of ___

April 22, 2013 between

PNC Bank, National Association,

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

Joseph LaFronza,

party of the second part.

(GRANTEE'S ADDRESS): 2402 N. 76th Ct., Elmwood Park, IL 60707

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:

Unit Number 3E and P4 in 2500 N. 72nd Court Condominiums as delineated on the survey of certain lots or part thereof in Schaumacher and Gnaedingers Addition to Chicago, being a subdivision in Section 23, Township 40 North, Range 12, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded October 2, 2001, as Document 0010917113, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Declaration in Cook County, Illinois.

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

Permanent Real Estate Index Number: 12-25-426-038-1005 & 12-25-426-038-1010

Address of Real Estate: 2500 N. 72nd Court, Unit 3E, Elmwood Park, IL 60707

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.

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

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

The April 22, 2013

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.



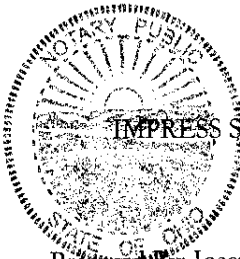
 PNC Bank National Association
 Peggy S. Parks Officer

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Peggy S. Parks, personally appeared before me and acknowledged himself/herself as the Officer 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 22nd day of April, 2013.

My commission expires: 3/30/16

Signature: 





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

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

Mail To: JOSEPH LAFRONZA, 2500 N. 72ND ST #3E, ELMWOOD PARK, IL 60707

Send Tax Bills To: SAME AS ABOVE

REAL ESTATE TRANSFER		05/14/2013
	COOK	\$28.25
	ILLINOIS:	\$56.50
TOTAL:		\$84.75

12-25-426-038-1005 | 20130401602724 | FBETXC



Village of Elmwood Park
Real Estate Transfer Stamp

281.50

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