

# UNOFFICIAL COPY

13-05528-SL

## SPECIAL WARRANTY DEED

(Corporation to Individual)

This Indenture made this day of \_\_\_

July 11, 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

Tawfik M. Tawfik,

party of the second part.

(GRANTEE'S ADDRESS): 8855 S. Roberts Rd., Hickory Hills, IL 60456

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:

### PARCEL 1:

UNIT 8716-1 SOUTH in the Skyla Condominiums, as delineated and defined on the Plat of Survey of the following described parcel of real estate: Lot 38, EXCEPT that part described as follows: BEGINNING at the Northeast corner of Lot 38 aforesaid; thence West on the North line thereof, 21.30 feet; thence Southeasterly to the South line of Lot 38 aforesaid, 15.24 feet West of the Southeast corner thereof; thence East to said Southeast corner; thence North on the East line of Lot 38 aforesaid, to the place of BEGINNING in Frank Delugach's 87<sup>th</sup> Street Acres, being a subdivision of the North 25 acres of the East Half of the Northeast Quarter of Section 2, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. Which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium recorded March 18, 2005 as Document No. 0507719011, as amended from time to time, together with its undivided percentage interest in the Common Elements.

### PARCEL 2:

The exclusive right to the use of Parking Space No. PS10, a Limited Common Element, as delineated on the survey attached to the declaration of condominium aforesaid; situated in the County of Cook, and the State of Illinois.

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

Permanent Real Estate Index Number: 23-02-207-025-1005

Address of Real Estate: 8716 S. Roberts Rd., #1S, Hickory Hills, IL 60457

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

Joseph J. Klein | 2550 Golf Road - Suite 250 | Rolling Meadows, Illinois 60008 | 847.590.8700

Form: REO-SWD  
Revision: 03Jul2013



Doc#: 1321955012 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/07/2013 12:16 PM Pg: 1 of 3



PREMIER TITLE

Property of Cook County Clerk's Office

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SPECIAL WARRANTY DEED

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.

<b>REAL ESTATE TRANSFER</b>	<b>08/06/2013</b>
 	<b>COOK</b> \$16.50
	<b>ILLINOIS:</b> \$33.00
	<b>TOTAL:</b> \$49.50
23-02-207-025-1005   20130601607423   P9WH22	

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The July 11, 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.

Robert Bell  
PNC Bank, National Association

**Robert Bell, Officer**  
**PNC Bank, National Association**

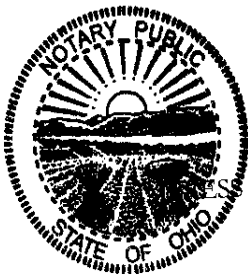
State: Ohio

County: Butler

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Robert L. Bell, 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 1 th day of July, 2013.

My commission expires:



**JERRIANN BRUNS**  
Notary Public, State of Ohio  
My Commission Expires  
February 28, 2015

Signature:

2/28/15  
Jerrianne Bruns

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

Mail To: Tawfik Tawfik, 8855 S. Roberts Rd, Hickory Hills 60457

Send Tax Bills To: SAME AS ABOVE

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