# 19-00785-SUNOFFICIAL COPY

### SPECIAL WARRANTY DEED

(Corporation to Individual)

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

<u>February 27</u>, 20<u>15</u>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

Katherine Trela,

party of the second part.

(GRANTEE'S ADDRESS): 2 Shenandoah Ln., Hawthorn Woods, I L60047

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 Illin is snown and described as follows, to wit:

UNIT 621-3C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE LAKEWOOD CONDOMINUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25252295, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

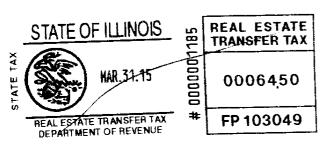
Subject To: taxes not yet due and payable, general restrictions as they appear of record

Permanent Real Estate Index Number: 07-27-102-020-1253

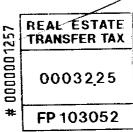
Address of Real Estate: 621 Tralee Ct., Unit #3C, Schaumburg, IL 60193

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 ill 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 LOLD 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.







1509049101 Fee: \$46.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Date: 03/31/2015 01:22 PM Pg: 1 of 5

Cook County Recorder of Deeds

Karen A. Yarbrough

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| The <u>February 27</u> , 2015  |
|--|
| 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.   |
| Stophanu R Tinkard Other   |
| PNC Bank, National Association   |
| Stephanie R. Pinkard, Officer  |
|  |
| State: Ohio  |
| County: Butler   |
| I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Stephanie R. Pinkard 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 his lay 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 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 this27th day ofFebruary, 20_15  |
| My commission expires:    3/30/16     Signature:     JILL A FORTNEY     Notary Public, State of Ohic     My Commission Expires     Intarch 30, 2016  |
| Prepared By: Joseph J. Klein, 2550 Golf Road - Suite 250, Rolling Meadows, Illinois 60008  |
| Mail To: Katherine Trela 621 Trajee Ct #30 Schaumby F1 60193   |
| Send Tax Bills To: Same -  |
| PREMIER TITLE 1000 JORIE BLVD., SUITE 136 OAK BROOK, IL 60523 930-671-2111  PREMIER TITLE VILLAGE OF SCHAUMBURG REAL ESTATE TRANSFER TAX  26400  \$ 1500   |

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#### CERTIFICATE

The undersigned, Janet L. Deringer, a duly appointed Assistant Secretary of PNC Bank, National Association (the "Bank"), does hereby certify that:

- the following is a true and correct copy of an excerpt from the By-Laws of the Bank and a true and correct copy of Resolutions adopted by the Board of Directors of the Bank on April 22. 2014:
- the export from the By-Laws of the Bank and Resolutions described above are in full force and effect as of the date of this Certificate; and
- the following were duly appointed to, and are validly acting in, the offices listed opposite each of their names, and lacin is authorized to act either individually or jointly on behalf of, and in the name of the Bank.

Berger, Nancy P. Senior Vice President Ferguson, Michael D. Vice President Pechiney, James E. Vice President Stoutenborough, Douglas D. Vice President Assistant Vice President Gibson, Michael A. Officer Bell, Robert L. Cificer Bowman, Shari L. Officer Brennan, Joseph M. Officer Bruns, Jerriann Officer Bullio, Leslie M. Jert's Office Officer Cross, Maria L. Curry, Gretchen J. Officer Officer Fortney, Jill A. Garcia, Mauricio J. Officer Officer Goheen, Jr., Thomas A. Gray, Beverly A. Officer Parks, Peggy S. Officer Pinkard, Stephanie R. Officer Officer Stover, L. Lea Officer Waddell, Melissa J.

Excerpt from By-Laws of PNC Bank, National Association

#### "Article VI. General Powers of Officers

Section 1. The corporate seal of the Bank may be imprinted or affixed by any process. The Secretary and any other officers authorized by resolution of the Board of Directors shall have authority to affix and attest the corporate seal of the Bank.

Section 2. The authority of officers and employees of this Bank to execute documents and instruments on its behalf in cases not specifically provided for in these By-Laws shall be as determined from time to time by the Board of Directors, or, in the case of employees, by officers in accordance with authority given them by the Board of Directors."

Member of The PNC Financial Services Group

One PNC Plaza 249 Fifth Avenue P1-POPP-21-1 Pittsburgh Pennsylvania 15222-2707

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Board Resolutions Adopted April 22, 2014

NOW, THEREFORE, BE IT RESOLVED, that the Chairman of the Board, the Chief Executive Officer, the President, each Senior Vice Chairman, each Vice Chairman, each Executive Vice President, each Senior Vice President, each Vice President, each Assistant Vice President, the Treasurer and each Assistant Treasurer, the Cashier and each Assistant Cashier, the Secretary and each Assistant Secretary, each Trust Officer and Assistant Trust Officer, each Chief Investment Officer, each Regional President or chief executive of a business region, the General Counsel, the Senior Deputy General Counsel, each Deputy General Counsel and each Chief Counsel (the "Authorizing Officers") of PNC Bank, National Association (the "Bank") shall have the authority to affix and attest the seal of the Bank;

RESOLVED FURTHER, that the Authorizing Officers of the Bank, and any other officers acting at the discretion of any officer authorized to affix and attest the seal of the Bank, are and each of them is hereby authorized and empowered in the name and on behalf of the Bank to execute, acknowledge and deliver any and all agreements, instruments, or other documents relating to the property or rights of all lands held or owned by the Bank or to the operation of the Bank, either for its own account or in any agency or fiduciary capacity. Notwithstanding the foregoing, any and all agreements of sale, contracts, deeds and other documentation pertaining to the purchase, sale or transfer of real estate or buildings or cupied by the Bank in the transaction of its business shall be executed in accordance with the terms of resolutions adopted from time to time in connection therewith and specifically designating the officer or officers authorized to execute the same;

RESOLVED FURTHER, that the Bank's Chairman of the Board, Chief Executive Officer, President, Secretary, or any Senior Vice Chairman, Vice Chairman, or Executive Vice President or any of them, is authorized to name, constitute and appoint such person or persons as they or any of them deem necessary as attorney-in-fact for the Bank, to execute documents for and in its name and stead, and to perform all other acts, deeds and things as may be required to effect the particular transactions for which the appointment is made;

RESOLVED FURTHER, that the Bank's Chairman of the deard, Chief Executive Officer, President, Secretary, or any Senior Vice Chairman, Vice Chairman, or Executive Vice President or any of them, is authorized to name, constitute and appoint such person or persons employed by the Corporation or any of its wholly owned direct or indirect subsidiaries as they or any of them deem necessary as attorney-in-fact for the Bank, to execute documents for and its name and stead, and to perform all other acts, deeds and things as may be required to effect the particular transactions for which the appointment is made;

RESOLVED FURTHER, that any officer of the Bank and any non-officer employer of the Corporation or the Bank (or any affiliate of the Corporation or Bank) designated in writing by the Chief Executive Officer, the President, any Senior Vice Chairman, Vice Chairman, Executive Vice Fresident or Senior Vice President of the Corporation or Bank, are each hereby authorized and empowered.

- (a) To sign or countersign checks, drafts, acceptances, guarantees of signatures on assignments of securities, certificates of securities of entities for whom the Bank is acting as registrar or transfer agent or in a fiduciary or representative capacity, correspondence or other papers or documents not ordinarily requiring execution under seal;
- (b) To receive any sums of money or property due or owing to the Bank in its own right, as an agent for another party, or in any fiduciary or representative capacity and, either as attorney-in-fact for the Bank or otherwise, to sign or countersign agreements, instruments, or other documents related to the foreclosure of residential real estate loans owned or serviced by the Corporation or the Bank or the enforcement of any other rights and remedies with respect to such loans (including, without limitation, in a bankruptcy or insolvency proceeding), including, without limitation, correspondence, affidavits, certifications, declarations, deeds, substitutions of trustee, verifications, assignments, powers of attorney, sales contracts or any other papers or

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documents, to execute any instrument of satisfaction for any mortgage, deed of trust, judgment or lien in the Office of the Recorder of Deeds, Prothonotary, or other office or court of record in any jurisdiction, provided, however, that in respect to any mortgage or deed of trust made to this Bank as trustee for bondholders, the foregoing authority shall be exercised only pursuant to an authorization of the Board of Directors or committee of the Board of Directors with oversight of fiduciary risk;

#### General

RESOLVED FURTHER, that the Authorized Officers of the Bank, and each of them, are authorized to do any and all things and to take any and all actions in connection with these resolutions, including, but not limited to, the execution, delivery, acknowledgement, submitting, filing, recording and sealing of all documents, certificates, statements or other instruments, and the making of any expenditures, which such officers may deem necessary or advisable in order to carry out the intent and purposes of these resolutions;

RESOLVED FURTHER, that all actions heretofore taken by any of the officers, representatives or agents of the Bank, by or an behalf of the Bank or any of its affiliates in connection with the foregoing resolutions be, and each of the same is, ratified and approved; and

RESOLVED FURTHER, that is purposes of the foregoing resolutions, the term "Authorized Officer" shall mean and include, as applicable, the Chairman, Chief Executive Officer, President, Senior Vice Chairman, Chief Financial Officer, Secretary or Treasurer of the Bank, or any Vice Chairman, Executive Vice President, Senior Vice President, Vice President, Assistant Secretary or Assistant Treasurer of the Bank or any other duly applied officer of the Bank.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and affixed the seal of the Association this 16<sup>th</sup> day of January, 2015.

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Janet L. Deringer