

# UNOFFICIAL COPY

15-00608  
**SPECIAL WARRANTY DEED**

(Corporation to Individual)



This Indenture made this day of \_\_

April 7, 2015 between

PNC Bank, National Association,

**Doc#: 1512755017 Fee: \$48.25**  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/07/2015 03:09 PM Pg: 1 of 5

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

Robert J. Shervino,

party of the second part.

**(GRANTEE'S ADDRESS):** 9427 173<sup>rd</sup> St., Tinley Park, IL 60487

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:

PREMIER TITLE

SOUTH BUILDING #6335, UNIT 2S, IN THE TINLEY MANOR CONDOMINIUM(S), AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 3 AND THE WEST HALF OF LOT 4 IN BLOCK 1 IN ELMORE'S RIDGELAND AVENUE ESTATES, A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 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 SEPTEMBER 29, 2005, AS DOCUMENT 0527239090, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

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

Permanent Real Estate Index Number: 28-32-100-063-1016

Address of Real Estate: 6335 175<sup>th</sup> St., Unit 2S, Tinley Park, IL 60477

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.


# UNOFFICIAL COPY

SPECIAL WARRANTY DEED

The April 7, 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.

  
**Thomas A. Goheen Jr., Officer**  
PNC Bank, National Association

STATE TAX  STATE OF ILLINOIS MAY -7.15 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000001324	<b>REAL ESTATE TRANSFER TAX</b>
		0004400
		<b>FP 103049</b>

State: Ohio

County: Butler

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Thomas A. Goheen Jr. 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 7th day of April, 2015.

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: Timothy H. Ehlers, 9891 W. 191st St, Wokera IL 60448

Send Tax Bills To: Robert Shervind, 6335 W. 17th St, Tinley Park IL 60477

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX  
  
MAY -7.15  
REVENUE STAMP

# 000001396	<b>REAL ESTATE TRANSFER TAX</b>
	0002200
	<b>FP 103052</b>

**PREMIER TITLE**  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111

# UNOFFICIAL COPY



## CERTIFICATE

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

(1) 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;

(2) the excerpt 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

(3) the following were duly appointed to, and are validly acting in, the offices listed opposite each of their names, and each 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
Bell, Robert L.	Assistant Vice President
Gibson, Michael A.	Assistant Vice President
Bowman, Shari L.	Officer
Brennan, Joseph M.	Officer
Bruns, Jerriann	Officer
Bullio, Leslie M.	Officer
Cross, Maria L.	Officer
Curry, Gretchen J.	Officer
Fortney, Jill A.	Officer
Garcia, Mauricio J.	Officer
Goheen, Jr., Thomas A.	Officer
Gray, Beverly A.	Officer
Parks, Peggy S.	Officer
Pinkard, Stephanie R.	Officer
Stover, L. Lea	Officer
Waddell, Melissa J.	Officer

*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

Member of The PNC Financial Services Group

M:\Pittsburgh\CF\CERT\04-22-14 SIGNATURE AUTHORITY TEMPLATES AND CERTIFICATES\BERGER, FERGUSON, PECHINEY, STOUTENBOROUGH, GIBSON, BELL, BOWMAN, BRENNAN, VTC.doc Wilmington, Delaware 19801

www.pnc.com

# UNOFFICIAL COPY

Board of Directors, or, in the case of employees, by officers in accordance with authority given them by the Board of Directors."

*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 kinds 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 occupied by the Bank in the transaction of its business shall be executed in accordance with the terms or 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 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 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 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 any officer of the Bank and any non-officer employee 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 President 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,

# UNOFFICIAL COPY

correspondence, affidavits, certifications, declarations, deeds, substitutions of trustee, verifications, assignments, powers of attorney, sales contracts or any other papers or 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 on 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 for 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 appointed officer of the Bank.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and affixed the seal of the Association this 11th day of March, 2015.



*Deborah L. Falkowski*  
Deborah L. Falkowski