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Doc#: 1524346123 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/31/2015 11:56 AM Pg: 1 of 3

Commitment Number 3367735

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square
Suite 450
Schaumburg IL 60173

After Recording Return To:
Giuseppe Tropea
Melanie Tropea
841 Winston Drive
Melrose Park, IL 60160

Mail Tax Statements To: Giuseppe Tropea & Melanie Tropea; 841 Winston Drive
Melrose Park, IL 60160

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15-03-111-045-0000

3

SPECIAL WARRANTY DEED

BANK OF AMERICA, N.A. FOR THE BENEFIT OF PNC BANK, NATIONAL ASSOCIATION, whose mailing address is 2505 W. Chandler Blvd (Mail Code: AZ1-805-03-03) Chandler, AZ 85224, hereinafter grantor, for \$130,995.00 (One Hundred Thirty Thousand Nine Hundred Ninety Five Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Giuseppe Tropea, a (an) _____ person, and Melanie Tropea, a (an) _____ person, hereinafter grantee, whose tax mailing address is 841 Winston Drive, Melrose Park IL 60160, the following real property:

All that certain parcel of land situate in the county of Cook and state of Illinois being known and designated as follows:

SWD Page 1 of 4

Husband and wife

AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

FIDELITY NATIONAL TITLE

3367735

1062

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LOT 179 (EXCEPT THE NORTH 5 FEET AND THE SOUTH 24 FEET THEREOF) IN NORTH AVENUE ADDITION TO MELROSE PARK, BEING A SUBDIVISION OF THE NORTH 63 ACRES OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

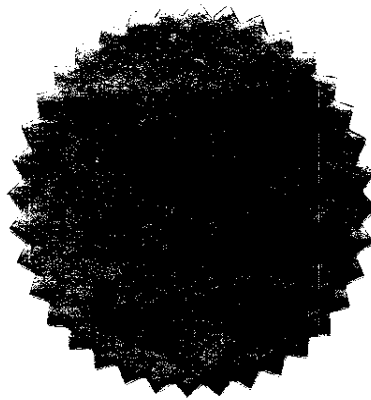
Property Address is 1740 North 21st Avenue, Melrose Park, IL 60160

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1513313085**




REAL ESTATE TRANSFER TAX
 COUNTY: ILLINOIS
 TOTAL: 193.50
 15-03-111-045-0000 | 20150701612302 | 0-819-89-632
 25-Aug-2015 (65.5)
 131.00
 193.50

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Commitment Number# 3367735

Executed by the undersigned on July 24, 2015:

BANK OF AMERICA, N.A. FOR THE BENEFIT OF PNC BANK, NATIONAL ASSOCIATION

By: 

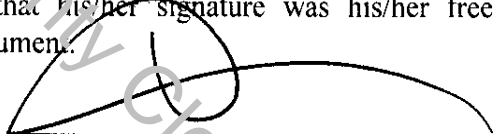
Name: Judy Holguin

AVP

Its: _____

STATE OF AZ
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on July 24, 2015 by Judy Holguin its AVP on behalf of **BANK OF AMERICA N.A. FOR THE BENEFIT OF PNC BANK, NATIONAL ASSOCIATION**, who is personally known to me or has produced AZ DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

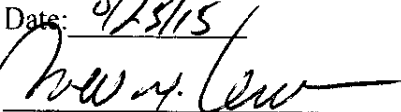


Notary Public
Todd Gabert 9/14/15

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: 8/25/15

Buyer, Seller or Representative

