

UNOFFICIAL COPY

2018-04116-RC

SPECIAL WARRANTY DEED

(Corporation to Corporation)

This Indenture made this day of 27th

August, 2018 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

Secretary of Housing and Urban Development,

party of the second part

(GRANTEE'S ADDRESS): Shepherd Mall Office Complex, 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107

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:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: PARCEL 1: UNIT NUMBER 4804 IN NANTUCKET COVE CONDOMINIUM. AS DELINEATED ON PLAT OF SURVEY (CONDOMINIUM) OF THE FOLLOWING-DESCRIBED PARCEL OF REAL ESTATE: CERTAIN LOTS AND BLOCKS IN SUBDIVISIONS IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26 AND IN THE EAST 1/2 OF THE SOUTH EAST 1/2 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS COVENANTS AND RESTRICTIONS FOR NANTUCKET COVE AS HERETOFORE OR HEREAFTER AMENDED FROM TIME TO TIME, EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 47172 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22957844, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED JANUARY 8, 1975 AS DOCUMENT 22957843 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATE JANUARY 21, 1974 AND KNOWN AS TRUST NUMBER 47172 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS, BEING THE SAME PROPERTY AS CONVEYED FROM CIRCUIT COURT JUDGE IN COOK COUNTY, ILLINOIS TO PNC BANK NATIONAL ASSOCIATION, AS DESCRIBED IN INSTRUMENT NO 1814522048, DATED 4/23/2018, RECORDED 5/25/2018.

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

Permanent Real Estate Index Number: 07-26-302-055-1356

Address of Real Estate: 1029 Brunswick Harbor, Schaumburg, IL 60193



Doc# 1830949325 Fee \$46.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/05/2018 03:24 PM PG: 1 OF 5

PREMIER TITLE

DL 11-5-18
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
35416

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.

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

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.

The 27th of August 2018

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Signer, the day and year first above written.

Stephani Schul
Stephani Schul

PNC Bank, National Association

Authorized Signer *see Exhibit certificate*

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Stephani Schul, personally appeared before me and acknowledged himself/herself as the Authorized Signer 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 National Association, 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 27 day of Aug, 2018.

My commission expires: Barbara Wacker 9/28/21

Signature: _____



IMPRESS SEAL HERE

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

Mail To: 2401 NW 23rd Street Suite 1D Oklahoma City OK 73107 Secretary of Housing and Urban Development
Send Tax Bills To: 2401 NW 23rd Street Suite 1D Oklahoma City OK 73107 - Secretary of Housing and Urban Development
#18-5029

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE: 8-27-18 SIGNATURE: [Signature]

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

UNOFFICIAL COPY



Excerpt
CERTIFICATE

The undersigned, Janet L. Deringer, 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 November 18, 2010;
- (2) that 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) that the following non-officer employees of the Bank are each duly designated Authorized Signers of the Bank:

Anderson, Edith	Rolph, Robin
Barnes, Jonathan	Resor, Amanda
Begley, Linda	Richardson, Julie
Gathright, Lisa	Sapitro, Jacqueline
Hall, Julie	Schul, Stephanie
Holstein, Jason D.	Terry, Bernadette
Jadach, Adam	Tyree, Trisha
Jones, Christopher	Wilkes, Milton Airyon
Markowski, Jennifer	Winchester, Crissy
Osborne, Lauren	

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."

Board Resolutions Adopted November 18, 2010

RESOLVED, that 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 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, each Senior Deputy General Counsel, each Deputy General Counsel, and each Managing Counsel of The PNC Financial Services Group, Inc. (the "Corporation") or PNC Bank, National Association (the "Bank") shall have the authority to affix and attest the seal of the Bank;

Member of The PNC Financial Services Group

One PNC Plaza 249 Fifth Avenue Pittsburgh Pennsylvania 15222 2707

M:\Pittsburgh\CF\BOARD\CERT\CERTS OF NON-OFFICER EMPLOYEES\3-24-11 NON-OFFICER EMPLOYEES.doc

UNOFFICIAL COPY

RESOLVED FURTHER, that 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 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, each Senior Deputy General Counsel, each Deputy General Counsel, and each Managing Counsel of the Corporation or 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 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 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; and
- (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 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 and authorization of the Board of Directors or committee of the Board of Directors with oversight of fiduciary risk.

RESOLVED FURTHER, that the actions of any non-officer employee on or after October 21, 2010 who was designated in writing by an officer pursuant to resolutions adopted by the Executive Committee of the Board of Directors of the Bank on October 21, 2010, which actions were within the scope of their employment, were not prohibited by applicable law and would have been authorized by the foregoing resolutions except that such actions were taken prior to the adoption of these resolutions, are hereby ratified, approved and adopted in all respects as fully as if such actions had been approved by the Board of Directors of the Bank prior to such actions being taken.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and affixed the seal of the Association this 24th day of March, 2011.


Janet L. Deringer

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Oct 29, 2018

Signature *[Handwritten Signature]*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID _____
THIS 29 DAY OF OCT
2018.

NOTARY PUBLIC *[Handwritten Signature]*



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Oct 29, 2018

Signature *[Handwritten Signature]*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID _____
THIS 29 DAY OF OCT
2018.

NOTARY PUBLIC *[Handwritten Signature]*



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]