

UNOFFICIAL COPY



Doc# 1919255129 Fee \$88.00

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

EDUARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/11/2019 02:25 PM PG: 1 OF 2

1043 2019-02277-5C

SPECIAL WARRANTY DEED

(Corporation to Individual)

This Indenture made this day of __

JUNE 20, 2019 between

PNC BANK, NATIONAL ASSOCIATION,

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

Top Hat Properties, LLC,

party of the second part.

(GRANTEE'S ADDRESS): 1806 Hawthorne Ave., Westchester, IL 60513

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:

LOT 46 AND THE NORTH 1/2 OF LOT 45 IN BLOCK 64 IN S.E. GROSS' SECOND ADDITION TO GROSSDALE, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12, 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: 15-34-103-046-0000

Address of Real Estate: 3105 HARRISON AVENUE, BROOKFIELD, IL 60313

Together with all the singular and hereditaments and appurtenances thereto 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.

PREMIER TITLE

REAL ESTATE TRANSFER TAX		10-Jul-2019	
	COUNTY:	58.25	
	ILLINOIS:	116.50	
	TOTAL:	174.75	
15-34-103-046-0000		20190701623194 1-784-174-688	

UNOFFICIAL COPY

The 20th, JUNE, 2019

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.

Mauricio J. Garcia
By PNC BANK, NATIONAL ASSOCIATION,

Mauricio J. Garcia, Officer
PNC Bank, National Association

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Mauricio J. Garcia 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 their 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 20th day of JUNE, 2019.

My commission expires:

Signature:

Jan 27, 2022
Melissa J. Waddell

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

Mail To: Lynn M. Graham 26 Blaine Street Hinsdale, IL 60521

Send Tax Bills To: 1806 Hawthorne Ave Westchester, IL 60157

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-671-2111

PREMIER TITLE OF COOK COUNTY Clerk's Office