

# UNOFFICIAL COPY

Doc#: 1935846212 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/24/2019 11:24 AM Pg: 1 of 2

Dec ID 20191201674568  
ST/CO Stamp 0-989-803-872 ST Tax \$35.00 CO Tax \$17.50  
City Stamp 1-389-811-040 City Tax: \$367.50

## SPECIAL WARRANTY DEED Corporation to Individual

THIS INDENTURE, made this 22 day of NOV, 2019 PNC BANK, NATIONAL ASSOCIATION duly authorized to transact business in the State of ILLINOIS, party of the first part, and Family First Property Ventures LLC, party of the second part (Grantee Address) 631 E 100TH PL, CHICAGO, IL, 60628  
*R. M. MOODY*

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration 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, FOREVER, all the following described land, situate in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 1264 IN F.H. BARTLETT'S GREATER CHICAGO SUBDIVISION NO. 1, BEING A SUBDIVISION OF ALL OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALL OF THAT PART OF THE SOUTHEAST 1/4 OF SAID SECTION 10, LYING WEST OF AND ADJOINING THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY (EXCEPTING THEREFROM THE NORTH 33.277 ACRES THEREOF) IN COOK COUNTY, ILLINOIS. SITUATED IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index 25-10-406-015-0000  
Address of Real Estate 631 E 100TH PL, CHICAGO, IL, 60628


Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 forever.

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 FOREVER DEFEND.**

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed the day and year first above written.

PNC BANK, NATIONAL ASSOCIATION  
By: Select Portfolio Servicing, Inc.  
As Attorney-in-Fact

By:   
Conrad Stribakos  
DOC. CONTROL OFFICER


NOV 22 2019

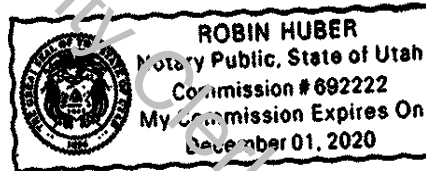


STATE OF UTAH, COUNTY OF SALT LAKE ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that the 2003 signed, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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 use and purposes therein set forth.

Given under my hand and official seal, this 22 day of Nov., 2019.

By: Conrad Stribakos  Document Control Officer, Personally Known  
(Notary Public) **Personally Known**



Prepared By: Renee Meltzer Kalman  
100 N. LaSalle St. Suite 1605  
Chicago, Illinois 60602

Mail to: FAMILY FIRST PROPERTY VENTURES, LLC  
6030 So. Kawensky Ave  
Chicago, IL 60629

Send Subsequent Tax Bills To: FAMILY FIRST PROPERTY VENTURES, LLC  
6030 So. Kawensky Ave  
Chicago, IL 60629

REAL ESTATE TRANSFER TAX		19-Dec-2019
CHICAGO:		282.50
CTA:		105.00
TOTAL:		387.50 *

25-10-406-015-0000 | 20191201874568 | 1-389-811-040

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		19-Dec-2019
COUNTY:		17.50
ILLINOIS:		35.00
TOTAL:		52.50

25-10-406-015-0000 | 20191201874568 | 0-989-803-872