

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

(Corporation to Individual)

Doc#: 2103601459 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/05/2021 01:08 PM Pg: 1 of 2

This Indenture made this day of ___

Dec ID 20201001635169
ST/CO Stamp 1-577-080-800 ST Tax \$112.00 CO Tax \$56.00

OCT 6~~th~~ 27, 2020 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

Sam Saa, a married person, as their sole and separate property,

party of the second part.

(GRANTEE'S ADDRESS): 25267 Trelliage Ave., Plainfield, IL 60585

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 32 IN JOHN C. KRASA'S SUBDIVISION OF BLOCK 12 IN THE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, 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: 16-29-111-009-0000

Address of Real Estate: 2321 Harvey Ave., Berwyn, IL 60402

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.

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
02/05/2020 \$ 112.00
COLLECTION DEPARTMENT

REAL ESTATE TRANSFER TAX		06-Dec-2020
	COUNTY:	56.00
	ILLINOIS:	112.00
	TOTAL:	168.00

16-29-111-009-0000 | 20201001635169 | 1-577-080-800

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The OCTOBER 27, 2020

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.



Barb Essman Authorized Signer
by PNC Bank, National Association,

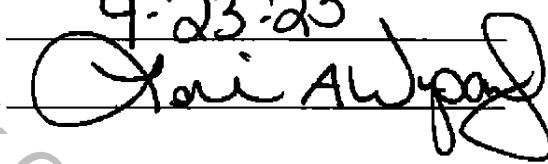
I, undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that **Barb Essman**, personally appeared before me and acknowledged himself/herself as the **Authorized Signer** of PNC Bank, National Association, and is the same person whose name is subscribed as 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 ~~corporation~~ **National Association**, as his/her free and voluntary act, and as the free and voluntary act and deed of said ~~corporation~~ **National Association**, for the uses and purposes therein set forth.

Given under my hand and seal this 27 day of October, 2020



My commission expires:

Signature:

9-23-23


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

Mail To: Lythberg Law LLC, 58 N. Chicago St. Suite 404, Joliet, IL 60432

Send Tax Bills To: Sam Saa & Amy Saa, 25267 Trelliage, Plainfield, IL 60598