

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

CT Dale

216ST281183 LZ / RD

Doc#: 2120418251 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/23/2021 08:16 AM Pg: 1 of 2

Dec ID 20210501636574  
ST/CO Stamp 0-537-910-544

THE GRANTOR, **PAB REAL ESTATE HOLDINGS, LLC – Series 1, an Illinois Series limited liability company by Pan American Bank & Trust, its Member**, of the Village of Melrose Park, County of Cook, State of Illinois, for and in consideration of Ten and no/100ths Dollars (\$10.00) does here by GRANT, BARGAIN AND SELL, REMISE, RELEASE, ALIEN AND CONVEY to **VILLAGE OF ELMWOOD PARK, an Illinois municipal corporation**, of 11 Conti Pkwy., Elmwood Park, Illinois 60707, County of Cook, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Lots 1 to 8, both inclusive in Block 13 in Ellsworth, being a Subdivision of Blocks 1 to 10, 13, 14 and the North 225 feet of Block 12, the North 350 feet of Block 11, the East 1/2 of Block 18 and the North 350 feet of the West 1/2 of Block 18 all in Chicago Heights being a Subdivision of part of the West 1/2 of the Southeast 1/4 of Section 25, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Grantor, for itself, and its successors and assigns, does hereby covenant and represent that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under Grantor, subject to: Real Estate taxes not yet due and payable, covenants, conditions and restrictions of record (excluding City Building Code Violations), public and utility easements (so long as such do not interfere with the current use of the Property).

**SUBJECT TO:** General taxes for 2019 and subsequent years.

Permanent Real Estate Index Numbers: 12-25-428-020-0000  
Address of Real Estate: 7505 West Grand Avenue, Elmwood Park, IL 60707



Village of Elmwood Park  
Real Estate Transfer Stamp

5-20-21  
**EXEMPT**

CS

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Dated this 18th day of May, 2021.

**PAB REAL ESTATE HOLDINGS, LLC – Series 1, an Illinois Series limited liability company**

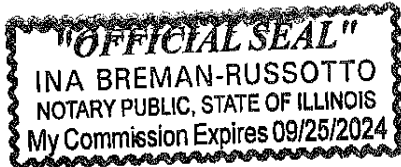
**By: PAN AMERICAN BANK & TRUST, Its Member**

By: Anthony Uroni  
Anthony Uroni, Executive Vice President

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Anthony Uroni, Vice President of Pan American Bank & Trust, Member of PAB Real Estate Holdings, LLC – Series , an limited Series liability company**, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument on behalf of said limited liability company as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 19th day of May, 2021.



[Signature]  
Notary Public

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Prepared By: Barry M. Rosenbloom  
BARRY M. ROSENBLOOM, LTD.  
1411 McHenry Road, Suite 125  
Buffalo Grove, IL 60089

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Mail To: Nicholas S. Peppers  
Storino, Ramello & Durkin  
9501 W. Devon Avenue  
Rosemont, IL 60018

Name and Address of Taxpayer/Address of Property:  
Village of Elmwood Park  
c/o Angelo Saviano, Village President  
11 Conti Pkwy.  
Elmwood Park, Illinois 60707