

# UNOFFICIAL COPY

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2021-03429-5L

## SPECIAL WARRANTY DEED

(Corporation to Individual)

Doc#: 2203212386 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/01/2022 12:04 PM Pg: 1 of 7

Dec ID 20220101606808  
ST/CO Stamp 1-569-603-984 ST Tax \$604.00 CO Tax \$302.00  
City Stamp 1-935-491-472 City Tax: \$6,342.00

This Indenture made this day of 5<sup>th</sup>  
January 20, 2022 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

LAURYN P. FULLERTON, a married person, as her sole and separate property,

party of the second part.

(GRANTEE'S ADDRESS): 7653 South Hamilton Avenue, Chicago, IL 60620

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 15 IN BLOCK 32 IN BEVERLY HILLS, BEING A SUBDIVISION OF BLOCKS 22, 23, 24, 25, 31 AND 32 OF HILLIARD AND DOBBINS SUBDIVISION AND OF BLOCKS 1, 2, 3, 4 AND 5 OF A. BOOTH'S SUBDIVISION OF BLOCKS 10, 11 AND 12 IN HILLIARD AND DOBBINS SUBDIVISION IN SECTION 6, TOWNSHIP 37 NORTH, RANGE 14, 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: 25-06-413-007-0000

Address of Real Estate: 9345 S Damen, Chicago, IL 60643

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.

PREMIER TITLE

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The January 5, 2022

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

*[Signature]*  
Michael A. Gibson, AVP  
by PNC Bank, National Association,

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Michael A. Gibson, personally appeared before me and acknowledged himself/herself as the AVP 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 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 5th day of January, 2022.

My commission expires: 5/18/23

*[Signature]*

IMPRESS SEAL HERE



Prepared By: Prepared By: Joseph J. Klein, 1051 Perimeter Drive, Suite 300, Schaumburg, IL 60173

Mail To: The Law Office of Diana Reynolds 9721 W. 165th St - Suite  
Orland Park, IL 77  
60467

Send Tax Bills To: Lauryn Fullerton 9345 S. Darnley Ave.  
Chicago, IL 60643

**UNOFFICIAL COPY****OWNER'S AFFIDAVIT**State of Ohio )County of Montgomery )

) ss:

Premises: 9345 South Damen, Chicago, IL ~~60620~~ 60643

Owner: PNC Bank, National Association

Date: ~~December 22, 2021~~ January 5, 2022

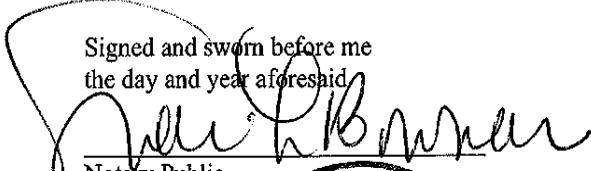
On the above date, before me, a Notary Public for the County and State above stated, personally appeared Michael A. Gibson, who, being duly sworn according to law, and intending to be legally bound, deposes and says that:

1. The Owner stated above is the owner of the Premises.
2. The person signing the Owner's Affidavit is authorized to execute this affidavit, and has the ability to execute all instruments necessary to convey the Premises pursuant to the resolution of the Board of Directors and is of full legal age and in every respect competent to certify to the statements contained herein.
3. Owner's federal Employer Identification Number is 22-1146430. Owner's corporate charter has not been revoked and is not in threat of revocation, and there are no provisions in the Corporation's Articles or By-laws which in anyway impede the Corporation's ability to convey the Premises.
4. Conveyance of the Premises does not constitute fifty-one percent (51%) of the real estate holdings of the Company, and no shareholder approval is needed to effectuate the conveyance.
5. There are no purchase money obligations or other financing being created in this transfer.
6. There are no unrecorded leases or agreements affecting the Premises, or other parties in possession, except as follows:  
(List tenants or occupants who will be occupying the Premises on the date of closing)  
N/A
7. The undersigned officer knows of no unrecorded claims against the Premises, nor any set of facts by reason of which title to the Premises might be disputed or questioned, and Company has been in peaceable and undisputed possession of the Premises since Foreclosure Sale 6/8/21.
8. There has not been any construction, repairs, alterations or improvements made, ordered or contracted to be made on or to the Premises, nor materials ordered therefore within the last four months which have not been paid for; nor are there any fixtures attached to the Premises which have not been paid for in full; and there are no outstanding or disputed claims for any such work item.
9. There has been no work done, nor notice received that work is to be done by the municipality or at its direction, including but not limited to the installation of water and sewage lines, or for improvements such as paving or repaving of streets or the installation of curbs or sidewalks.
10. To the best of the knowledge of the undersigned officer, there have been no violation of any covenants, conditions or restrictions or record affecting the Premises and that there are no disputes with any adjoining property owners as to the location of property lines or the encroachment of any improvements.
11. The present transaction is not made for the purpose of hindering, delaying or defrauding any creditors of the Company and does not come within the provisions of the Bankruptcy or Insolvency Acts.
12. To the best of the knowledge of the undersigned officer, hazardous waste, as defined by the Solid Waste Management Act, and hazardous substances, as defined by the Hazardous Sites Cleanup Act, have never been and are not presently being disposed by Company in or on the Premises.

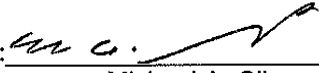
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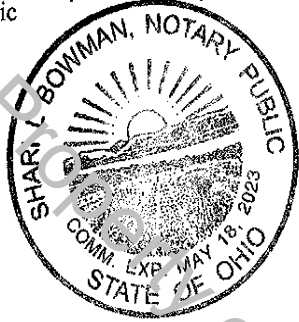
This affidavit is made for the purpose of aiding and determining the marketability and/or insurability of title to the Premises, and to induce said company to issue its policies of title insurance, and the affiant avers that the foregoing statements are true and correct to the best of the affiant's knowledge or belief.

Signed and sworn before me  
the day and year aforesaid

  
Notary Public

Owner:

By:   
Print name: Michael A. Gibson  
Title: Assistant Vice President



of Cook County Clerk's Office

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## 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 April 23, 2013;

(2) 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) Michael A. Gibson is a duly appointed Assistant Vice President of the Bank.

*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 April 23, 2013*

NOW, THEREFORE, BE IT 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 Treasurer and each Assistant Treasurer, 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 Deputy General Counsel and each Chief Counsel (the "Authorizing Officers") of PNC Bank, National Association (the "Bank") shall have the authority to affix and attest the seal of the Bank;

RESOLVED FURTHER, that the Authorizing Officers 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;

Member of The PNC Financial Services Group

One PNC Plaza 249 Fifth Avenue Pittsburgh Pennsylvania 15222 2707

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RESOLVED FURTHER, that the Bank's Chief Executive Officer, President, Secretary, or any Senior Vice Chairman, Vice Chairman, or Executive Vice President or any of them, is authorized to name, constitute and appoint such person or persons as they or any of them deem necessary as attorney-in-fact for the Bank, to execute documents for and in its name and stead, and to perform all other acts, deeds and things as may be required to effect the particular transactions for which the appointment is made;

RESOLVED FURTHER, that the Bank's Chief Executive Officer, President, Secretary, or any Senior Vice Chairman, Vice Chairman, or Executive Vice President or any of them, is authorized to name, constitute and appoint such person or persons employed by the Corporation or any of its wholly owned direct or indirect subsidiaries as they or any of them deem necessary as attorney-in-fact for the Bank, to execute documents for and in its name and stead, and to perform all other acts, deeds and things as may be required to effect the particular transactions for which the appointment is made;

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 an authorization of the Board of Directors or committee of the Board of Directors with oversight of fiduciary risk.

## General

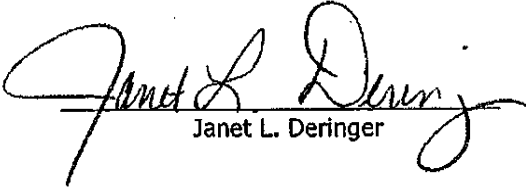
RESOLVED FURTHER, that the Authorized Officers of the Bank, and each of them, are authorized to do any and all things and to take any and all actions in connection with these resolutions, including, but not limited to, the execution, delivery, acknowledgement, submitting, filing, recording and sealing of all documents, certificates, statements or other instruments, and the making of any expenditures, which such officers may deem necessary or advisable in order to carry out the intent and purposes of these resolutions; and

RESOLVED FURTHER, that all actions heretofore taken by any of the officers, representatives or agents of the Bank, by or on behalf of the Bank or any of its affiliates in connection with the foregoing resolutions be, and each of the same is, ratified and approved; and

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RESOLVED FURTHER, that for purposes of the foregoing resolutions, the term "Authorized Officer" shall mean and include, as applicable, the Chairman, Chief Executive Officer, President, Senior Vice Chairman, Chief Financial Officer, Secretary or Treasurer of the Bank, or any Vice Chairman, Executive Vice President, Senior Vice President, Vice President, Assistant Secretary or Assistant Treasurer of the Bank or any other duly appointed officer of the Bank.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and affixed the seal of the Association this 5<sup>th</sup> day of March, 2014.

  
Janet L. Deringer



Property of Cook County Clerk's Office