



2406728022

Doc# 2406728022 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/7/2024 10:41 AM

PAGE: 1 OF 7

774203 Dda

AFTER RECORDING RETURN TO:
GABRIEL MORTON
2118 E 93rd Street
Chicago, IL 60617

NAME AND ADDRESS OF TAXPAYER:
GABRIEL MORTON
2118 E 93rd Street
Chicago, IL 60617

This document prepared by:
Courtney E. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081
Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

Parcel ID No.: 25-06-407-005-000J

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 11th day of January, 2024, by and between PNC BANK, whose mailing address is 3232 NEWMARK DRIVE, MIAMISBURG, OH 45342, hereinafter referred to as Grantor(s) and GABRIEL MORTON, whose tax mailing address is 2118 E 93rd Street, Chicago, IL 60617, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Thirty Five Thousand Dollars and Zero Cents (\$135,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Cook County, State of Illinois:

~~LOT 5 IN STEVENSON'S SUBDIVISION OF LOTS 405 TO 411 INCLUSIVE IN CONKLIN AND AMES' ADDITION TO BEVERLY HILLS, BEING A SUBDIVISION OF PART OF BLOCK 3 IN BISSELL'S SUBDIVISION OF THE SOUTH 1/2 OF THAT PART LYING EAST OF THE C.C. AND I.R.R. OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE FIRST PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~ See attached @

Property commonly known as: 1715 W 91ST PL, Chicago, IL 60620

Prior instrument reference: Doc#. 2325540057, Recorded: 09/12/2023

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

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BY
NTA

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

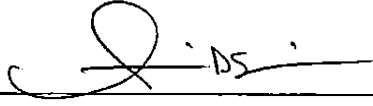
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 11th day of January, 2024.

PNC BANK

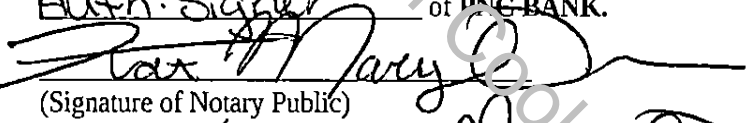
By: 

Name: Aimee D. Sumitra

Title: Authorized Signer

STATE OF Ohio
COUNTY OF Cuyahoga

This instrument was acknowledged before me on 11 day of January 2024
by Aimee D. Sumitra as Auth. Signer
Auth. Signer of PNC BANK.


(Signature of Notary Public)

Print Name: Katherine Mary Dravec

My commission expires: 2.21.27



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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Agent


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774203

LEGAL DESCRIPTION

LOT 5 IN STEVENSON'S SUBDIVISION OF LOTS 405 TO 411 INCLUSIVE IN CONKLIN AND AMES' ADDITION TO BEVERLY HILLS, BEING A SUBDIVISION OF BLOCK 3, IN BISSELL'S SUBDIVISION OF THE SOUTH ½ OF THAT PART LYING EAST OF THE C.C. AND I.R.R. OF SECTION 6, TOWNSHIP 37 NORTH. RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

25-06-407-005-0000 

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REAL ESTATE TRANSFER TAX

28-Feb-2024



CHICAGO:	1,012.50
CTA:	405.00
TOTAL:	1,417.50 *

25-06-407-005-0000 | 20240201634426 | 1-561-309-744

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

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REAL ESTATE TRANSFER TAX

28-Feb-2024



COUNTY:	67.50
ILLINOIS:	135.00
TOTAL:	202.50

25-06-407-005-0000

| 20240201634426 |

| 0-647-033-392