

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (Corporate to Individual)



Doc#: 1507010005 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/11/2015 09:44 AM Pg: 1 of 4

THIS INDENTURE WITNESS, that the Grantor, NATIONAL RESIDENTIAL NOMINEE SERVICES, INC., a Delaware Corporation duly authorized to transact business in the State where the following described real estate is located, party of the first part, for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to Sharae Crites

the Grantee(s), party of the second part, all of the following described real estate, to-wit:

See Attached Legal

P.I.N.: 29-25-211-022-0000

PROPERTY ADDRESS: 17148 Yates South Holland Illinois 60473

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion(s), remainder(s) and , rents, issues and profits thereof, and all the estate, right, title interest, claim or demand whatsoever, of the 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 party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second party, their heirs and assigns, that it has not done or suffered to be done, anything whereby and said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited.

SUBJECT TO: (a) General real estate taxes not due and payable at time of closing, (b) Special Assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions, restrictions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities and easements of record; (f) Drainage ditches, feeders, laterals and drain tile pipe or other conduit.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, this 1st day of May 2013.

(Affix corporate seal here)

BOX 15  
By Laura Mayate  
Vice President

S Y  
P 4  
S N  
SC Y  
INT Y

FIDELITY NATIONAL TITLE 50007104

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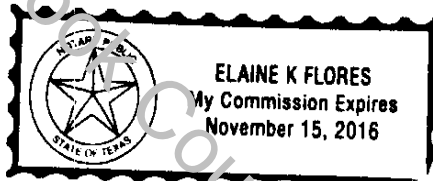
STATE OF TEXAS }  
COUNTY OF Bexar } SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Launa Breagrate personally known to me to be the Vice President of said corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President ~~he~~/she signed and delivered the said instrument as Vice President of said corporation, 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 ~~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 Notarial Seal this 1st day of May, 2013

11-15-16  
My Commission Expires

Elaine K. Flores  
Notary Public



Future Taxes to Property Address  
OR to:

Return this document to:

Darryl R. Lem  
850 Burnham Ave  
Calumet City, Il. 60409

This Instrument was Prepared by: Kristufek and Associates, P.C.  
Whose Address is: 1121 Warren Avenue, Suite 210, Downers Grove, Illinois 60515

REAL ESTATE TRANSFER TAX 03-Feb-2015



COUNTY:	72.50
ILLINOIS:	145.00
TOTAL:	217.50

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FRS File No.: 698546

Customer File No.: 141983 Kamal Abdur - Rahman

## EXHIBIT A

LOT 65 IN HUGUELET'S 9TH ADDITION TO SOUTH HOLLAND, BEING A SUBDIVISION OF THE SOUTH 1/3 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH 2/3 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 25, (EXCEPTING FROM ABOVE DESCRIBED 2 PARCELS OF LAND THE WEST 40 FEET THEREOF AS HERETOFORE DEDICATED FOR PUBLIC STREET BY PLAT OF DEDICATION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT 2819331) ACCORDING TO THE PLAT OF SAID HUGUELET'S 9TH ADDITION TO SOUTH HOLLAND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JUNE 8, 1976 AS DOCUMENT NUMBER 2874109, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

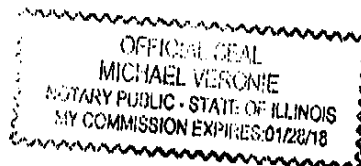
Title Holder's Name: **Xerox Relocation Services**  
Mailing Address: **1200 17th St, Ste 200, Denver CO 80202**  
Telephone No.: **720-359-7730**  
Attorney or Agent: **Robert Brunson**  
Telephone No.: **708-284-0033**  
Fax No. **720-625-6280**  
Property Address: **17148 Yates  
South Holland, IL 60473**  
Property Index Number (PIN): **29-25-211-022-0000**  
Water Account Number: **0400059009**  
Date of Issuance: **2/13/15**

State of Illinois )  
County of Cook )

This instrument was acknowledged before  
me on FEBRUARY 13, 2015 by  
MICHAEL VERONIE

Michael Veronie  
(Signature of Notary Public)  
(SEAL)

VILLAGE OF SOUTH HOLLAND  
By: [Signature]  
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.