

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual(s))



Doc#: 1521842002 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/08/2015 11:33 AM Pg: 1 of 3

Caution: Consult a lawyer before using or acting under this form. Neither the publisher nor the Seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

The Grantor, National Residential Nominee Services, Inc., a Delaware Corporation of 7161 Bishop Rd Ste 250 Plano, TX 75024 ("Grantor") for and in consideration of the sum of Ten and 00/100s-----(\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and Specially WARRANTS ** to

Jacqueline A. Rice ("Grantee") of 6314 N. Bell Ave #2 Chicago, IL 60659

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Reverse Side for Legal Description)

(Strike Inapplicable)

- 1. X As Tenants In Common
2. X Married Tenants In Common, by and for the Record
3. X Married Joint Tenants, by and for the Record, by the Entirety, for and for the Record
4. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises (X) Tenants In Common (N/A) Tenants In Common but in Joint Tenancy (N/A) Joint Tenants, by and for the Record, or if Common by the Entirety, forever.

Subject to: See Reverse Side hereof.

Permanent Real Estate Index Number: 17-06-216-138-1001
Address of Real Estate: 1947 West Evergreen, Chicago, Illinois 60622 Ave # A

Dated this 13 day of July, 2015. National Residential Nominee Services, Inc.

By: [Signature] Name: Terry Chandler Title: Vice President

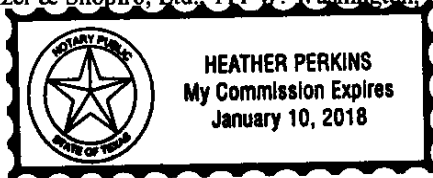
IMPRESS CORPORATE SEAL HERE

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Terry Chandler personally known to me to be duly authorized by the National Residential Nominee Services, Inc, she signed and delivered the said instrument and caused the corporate seal of said corporation to be fixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as her free and voluntary act and for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of July, 2015

Commission expires: Jan 10th 2018 Heather Perkins NOTARY PUBLIC

This instrument was prepared by Richard Shopiro, Sulzer & Shopiro, Ltd. 111 W. Washington, Suite 855, Chicago, IL 60602



BOX 15

Vertical stamp: S N, P 3, S W, SC Y, INT R

Vertical stamp: FIDELITY NATIONAL TITLE CHS0612923

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LEGAL DESCRIPTION



Of premises commonly known as: 1947 West Evergreen, Chicago, Illinois 60622

See Exhibit 'A' attached hereto.

****The Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises until the said Grantee and unto the Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.**

Subject to: SUBJECT TO RESTRICTIONS OF RECORD, CONDITIONS, RESERVATIONS AND EASEMENTS, ZONING ORDINANCES, IF ANY, AND GENERAL TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE AND THOSE ITEMS MENTIONED IN THE CONTRACT.

REAL ESTATE TRANSFER TAX		23-Jul-2015
	CHICAGO:	2,996.25
	CTA:	1,198.50
	TOTAL:	4,194.75
17-06-216-138-1001 20150701607352 1-953-651-584		

REAL ESTATE TRANSFER TAX		23-Jul-2015
	COUNTY:	199.75
	ILLINOIS:	399.50
	TOTAL:	599.25
17-06-216-138-1001 20150701607352 1-625-529-216		

MAIL TO:

Bradford Miller
134 N. LaSalle #1040
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Jacqueline A. Rice
1947 West Evergreen, Unit A
Chicago, Illinois 60622

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FRS File No.: 750336

Customer File No.: 2015-10251 Jessica Kovatovic nka Jessica Schmidkofer

EXHIBIT A

Parcel 1:

Unit A in 1947 West Evergreen Condominium as delineated on a survey of the following real estate:

Lot 27 in Block 13 in D. S. Lee's Addition to Chicago in the West ½ of the Northeast ¼ of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 08025263, together with its undivided percentage interest in the Common Elements

Parcel 2:

The exclusive right to the use of Parking Space "A", a limited common element as delineated on the Survey attached to the Declration aforesaid recorded as Document Number 08025263.

Property of Cook County Clerk's Office