

# UNOFFICIAL COPY



Doc#: 1602646052 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/26/2016 02:20 PM Pg: 1 of 3

## PREPARED BY:

Joseph A. Riccelli, Esq.  
127 W. Willow Avenue  
Wheaton, Illinois 60187

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

### THE UNDERSIGNED GRANTOR DECLARES:

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **National Residential Nominee Services Inc.**, a Delaware Corporation, ("Grantor"), does hereby GRANT, BARGAIN AND SELL to:

Alex M. O'Donnell and Alyssa A. Marek, As Joint Tenants

the real property located in the City/Village of Orland Park, County of Cook, State of Illinois, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple; that Grantor has good right and lawful authority to sell and convey said real property; and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the undersigned hereby executes this instrument as of this 12 day of January, 2016.

### GRANTOR:

**National Residential Nominee Services Inc.**  
**A Delaware Corporation**

By:

  
Name: Terry Chandler  
Title: Vice President

REAL ESTATE TRANSFER TAX

13-Jan-2016



COUNTY:	172.50
ILLINOIS:	345.00
TOTAL:	517.50

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## Exhibit "A"

### LEGAL DESCRIPTION

LOT 56 IN THE PRESERVE AT MARLEY CREEK PHASE-II A PLANNED UNIT DEVELOPMENT BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1998 AS DOCUMENT 98728898 AND CERTIFICATES OF CORRECTION RECORDED AUGUST 26, 1998 AS DOCUMENT NO. 98759042 AND SEPTEMBER 17, 1998 AS DOCUMENT NO. 98831699 IN COOK COUNTY, ILLINOIS.

Subject to general real estate taxes for 2014 and subsequent years; covenants, easements and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Permanent Index Number: 27-31-354-002-0000

Property Address: 11620 Hidden Valley Cove, Orland Park, IL 60467

Cook County Clerk's Office

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STATE OF TEXAS )  
 ) SS.  
COUNTY OF COLLIN )

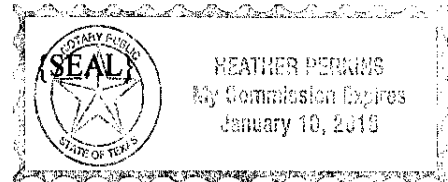
On December 23rd, 2015, before me, a Notary Public in and for said County and State, personally appeared Terry Chandler, Vice President (Title) of National Residential Nominee Services Inc., personally known to me to be the person whose name is subscribed to this instrument and acknowledged to me that they executed the same in their authorized capacity and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

**WITNESS** my hand and official seal.

Notary Public

My Commission Expires:

Jan 10 4 2018



**Mail to:**

JOHN O'DONNELL  
10759 W 159th ST  
OHLAND PARK IL 60467

Send subsequent tax bills to:

ALICE O'DONNELL  
11620 HIDDEN VALLEY COVE  
ORLANDO PARK FL 32837