



Doc#: 1613401070 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/13/2016 12:10 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:

Quan Chak Daniel Tse

the real property located in the City/Village of Chicago, 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 21st day of April, 2016.

GRANTOR:

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National Residential Nominee Services Inc.
A Delaware Corporation

By: Terry Chandler
Name: Terry Chandler
Title: Vice President

FIDELITY NATIONAL TITLE 0015037213A

2 of 3

BOX 15

UNOFFICIAL COPY

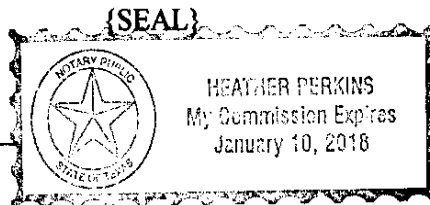
STATE OF TEXAS)
) SS.
COUNTY OF COLLIN)

On March 21st, 2016 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.



Heather Perkins
Notary Public

My Commission Expires: Jan 10th 2018




Mail to: Jonathan Pope, Esq.
1250 Larkin Ave, Ste 100
Elgin, IL 60123

Send subsequent tax bills to:
Daniel Tsa
1935 S. Archer Ave, Unit 419
Chicago, IL 60616

REAL ESTATE TRANSFER TAX		26-Apr-2016
	COUNTY:	120.00
	ILLINOIS:	240.00
	TOTAL:	360.00

17-21-414-011-1151 | 20160401693552 | 1-544-573-248

REAL ESTATE TRANSFER TAX		26-Apr-2016
	CHICAGO:	1,800.00
	CTA:	720.00
	TOTAL:	2,520.00 *

17-21-414-011-1151 | 20160401693552 | 1-813-008-704
* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

Exhibit "A"

LEGAL DESCRIPTION

Unit number 419 and G-71, in Pointe 1900 on State Condominium, as delineated on a survey of the following described tract of Land:

Lots 1 to 7 both inclusive, together with the vacated 30 foot alley lying East of and adjoining East Line of Said Lot 6 and lying West of and adjoining the West Line of said Lots 2 to 5, both inclusive, in Block 32 in Canal Trustees New Subdivision of Blocks in East fractional Southeast 1/4 of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian;

Which survey is attached as exhibit "E" to the declaration of Condominium recorded as document number 0421739021, as amended from time to time; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Subject to general real estate taxes for 2015 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: 17-21-414-011-1151 and 17-21-414-011-1202

Property Address: 1935 South Archer, 419, Chicago, IL 60616

PROPERTY OF COOK COUNTY CLERK'S OFFICE