

# UNOFFICIAL COPY

Doc#: 1707546131 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/16/2017 11:57 AM Pg: 1 of 3

Dec ID 20170301622829  
ST/CO Stamp 0-996-424-384 ST Tax \$559.50 CO Tax \$279.75  
City Stamp 1-214-298-816 City Tax: \$5,874.75

**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:

Tyler V. Dailey and Lindsay Dailey, husband & wife, not as tenants in common nor as joint tenants, but as TENANTS BY THE ENTIRETY

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 15 day of March, 2017

FIDELITY NATIONAL TITLE DELIVERED  
283

**GRANTOR:**

REAL ESTATE TRANSFER TAX	16-Mar-2017
CHICAGO:	4,196.25
CTA:	1,678.50
<b>TOTAL:</b>	<b>5,874.75</b>

National Residential Nominee Services Inc.  
a Delaware Corporation

By: [Signature]  
Name: Sherri Fowler  
Title: Vice President

14-19-329-055-1014 | 20170301622829 | 1-214-298-816  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	16-Mar-2017
COUNTY:	279.75
ILLINOIS:	559.50
<b>TOTAL:</b>	<b>839.25</b>

14-19-329-055-1014 | 20170301622829 | 0-996-424-384

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STATE OF TEXAS )  
 ) SS.  
COUNTY OF COLLIN )

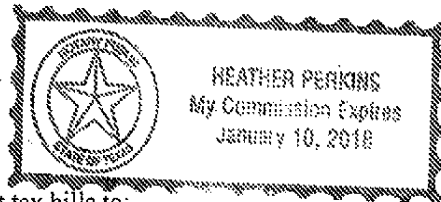
On February 17th 2017 before me, a Notary Public in and for said County and State, personally appeared Shirley Fowler, Vice President (Title) of National Residential Nominee Services Inc., personally known to me to be the person whose name is subscribed to this instrument and acknowledged to me that 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

{SEAL}

My Commission Expires: JAN 10th 2018



Richard E. Spain  
Mail to: SPAIN, SPAIN + JARRET P.C.

Send subsequent tax bills to:

33 W. Dearborn #2220  
Chicago, IL 60602

Tyler & Lindsay Dailey  
2322 W. Belmont Ave. #404  
Chicago, IL 60618

Collin County Clerk's Office

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## Exhibit "A"

### LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 404 IN THE 2222 WEST BELMONT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 38, 39, 40 AND 41 IN BLOCK 2 IN HARTMAN'S SUBDIVISION OF BLOCK 46 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH WEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0508334007; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-15, S-7 AND R-18, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAIDRECORDED AS DOCUMENT 0508334007.

PARCEL 3: EASEMENT FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS DOCUMENT 0508334006.

Subject to general real estate taxes for 2016<sup>2nd</sup> 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: 14-19-329-055-1014

Property Address: 2222 W Belmont Ave, Unit 404, Chicago, IL 60622