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SC16037522



FIDELITY NATIONAL TITLE

Doc# 1721434057 Fee \$42.00

PREPARED BY:

20/3

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

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

COOK COUNTY RECORDER OF DEEDS

DATE: 08/02/2017 11:34 AM PG: 1 OF 3

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:

Hector Trevino and Juana Trevino, as tenants by
the entirety

the real property located in the City/Village of Franklin 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 13th day of June 2017

GRANTOR:



This stamp processed pursuant to Section 7-293A & (2) of the Franklin Park Village Code governing review of documents.

National Residential Nominee Services Inc.
Delaware Corporation

REAL ESTATE TRANSFER TAX		29-Jun-2017	
	COUNTY:	115.00	
	ILLINOIS:	230.00	
	TOTAL:	345.00	
12-28-316-021-0000	20170601679214	0-751-303-104	

By:

Name:
Title:

Juana
Jerry Chandek
Vice President

BW

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STATE OF TEXAS)
) SS.
COUNTY OF COLLIN)

On June 13 ²⁰¹⁷~~2016~~, before me, a Notary Public in and for said County and State, personally appeared Ferry 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

{SEAL}

My Commission Expires:

11/01/17



Mail to: Hector Trevino
2708 Sarah st.
Franklin IL 60131

Send subsequent tax bills to:

Hector Trevino
2708 Sarah St
Franklin Park, IL 60131

PERKINS'S Office

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Exhibit "A"

LEGAL DESCRIPTION

LOT 3 (EXCEPT THE SOUTH 48 FEET THEREOF) AND LOT 2 IN SECOND ADDITION TO MARCONI CONSTRUCTION COMPANY'S WEST MANOR DEVELOPMENT BEING A SUBDIVISION IN THE WEST HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1953 AS DOCUMENT NUMBER 15653423 IN COOK COUNTY, ILLINOIS.

Subject to general real estate taxes for 2016 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: 12-28-316-021-0000

Property Address: 2708 Sarah Street, Franklin Park, IL 60131

Property of Cook County Clerk's Office