

UNOFFICIAL COPY

Doc#: 1723046058 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/18/2017 09:26 AM Pg: 1 of 3

Dec ID 20170701695583
ST/CO Stamp 0-811-307-968 ST Tax \$154.00 CO Tax \$77.00

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:

Duane D. Parreno and Mechelle P. Parreno, ^{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 Schaumburg, 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 24th day of July, 2017.

GRANTOR:

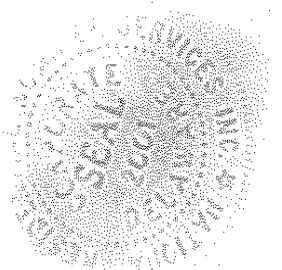
National Residential Nominee Services Inc.
A Delaware Corporation

FIDELITY NATIONAL TITLE

By:


Name: Sherri Fowler
Title: Vice President

0017011266



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STATE OF TEXAS)
) SS.
COUNTY OF COLLIN)

On June 28th, 2017, before me, a Notary Public in and for said County and State, personally appeared Sheeki 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: 1/10/18



Mail to: DWANE D. PARRINO
2214 ANDOVER CT
SCHAUMBURG, IL
60194

Send subsequent tax bills to:
DWANE D. PARRINO
2214 ANDOVER CT
SCHAUMBURG, IL 60194



REAL ESTATE TRANSFER TAX		17-Aug-2017
COUNTY:		77.00
ILLINOIS:		154.00
TOTAL:		231.00

07-18-403-120-0000 | 20170701695583 | 0-811-307-968

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Exhibit "A"

LEGAL DESCRIPTION

PARCEL 1:

LOT 120 IN SHEFFIELD MANOR UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 31 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 3, 1971 AS DOCUMENT 2596883.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CONTAINED IN THE DECLARATION FILED ON DECEMBER 3, 1971 AS DOCUMENT 2596889, 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: 07-18-403-120-0000

Property Address: 2214 Andover Court, Schaumburg, IL 60194

Property of Cook County Clerk's Office