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Doc#: 1726546037 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/22/2017 09:10 AM Pg: 1 of 3

Dec ID 20170901624898
ST/CO Stamp 1-697-078-208 ST Tax \$227.00 CO Tax \$113.50

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:

Adam W. Harp

the real property located in the City/Village of Brookfield, 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 18th day of September, 2017.

GRANTOR:

National Residential Nominee Services Inc.
A Delaware Corporation

By:

Name:
Title:


SHERRIL FOWLER
Vice President

NATIONAL RESIDENTIAL NOMINEE SERVICES INC. DC17012504 2 of 3

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STATE OF TEXAS)
) SS.
COUNTY OF COLLIN)

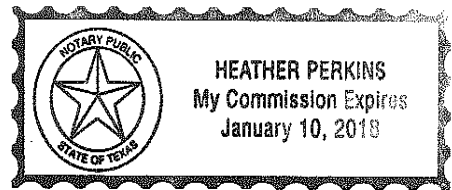
On August 31st, 2017, before me, a Notary Public in and for said County and State, personally appeared Sherry Fowler, Vice President (Title) of National Residential Nominee Services Inc., personally known to me to be the person whose name is subscribed to this instrument and acknowledged to me that they 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: Michael P. Bradt
549 S. Washington
Naperville, IL 60540

Send subsequent tax bills to:
Adam Bradt
3631 Forest Ave. Unit J
Brookfield, IL 60513

REAL ESTATE TRANSFER TAX		20-Sep-2017
	COUNTY:	113.50
	ILLINOIS:	227.00
	TOTAL:	340.50
15-34-415-048-0000		20170901624898 1-697-078-208

PERKINS'S Office

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Exhibit "A"

LEGAL DESCRIPTION

PARCEL 1: (UNIT J)

THAT PART OF LOTS 10, 11, 12 AND 13 TAKEN AS A SINGLE TRACT OF LAND WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +626.37 FEET NAVD 1988, AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT (THE SOUTHWEST CORNER OF SAID TRACT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 13); THENCE NORTH 00°-12'-40" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 59.67 FEET (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF FOREST AVENUE); THENCE SOUTH 90°-00'-00" EAST, 186.12 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 00°-00'-00" EAST, 10.32 FEET; THENCE SOUTH 90°-00'-00" EAST, 23.35 FEET; THENCE SOUTH 00°-00'-00" WEST, 40.32 FEET; THENCE NORTH 90°-00'-00" WEST, 23.35 FEET; THENCE NORTH 00°-00'-00" EAST, 30.0 FEET TO THE PLACE OF BEGINNING, ALL IN BLOCK 16 IN GROSSDALE, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: (P-8)

THAT PART OF LOTS 10, 11, 12 AND 13 TAKEN AS A SINGLE TRACT OF LAND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +626.37 FEET NAVD 1988 AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT (THE SOUTHWEST CORNER OF SAID TRACT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 13); THENCE NORTH 00°-12'-40" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 123.25 FEET (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF FOREST AVENUE); THENCE SOUTH 90°-00'-00" EAST, 176.20 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 90°-00'-00" EAST, 9.17 FEET; THENCE SOUTH 00°-00'-00" WEST, 18.0 FEET; THENCE NORTH 90°-00'-00" WEST, 9.17 FEET; THENCE NORTH 00°-00'-00" EAST, 18.0 FEET TO THE PLACE OF BEGINNING, ALL IN BLOCK 16 IN GROSSDALE, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, 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: 15-34-415-048-0000 and 15-34-415-065-0000

Property Address: 3631 Forest Avenue, Unit J, Brookfield, IL 60513