

UNOFFICIAL COPY

Doc#: 1729146178 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/18/2017 10:10 AM Pg: 1 of 3

Dec ID 20171001636956
ST/CO Stamp 1-177-333-696 ST Tax \$379.50 CO Tax \$189.75

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:

Denise M. O'Neill

the real property located in the City/Village of Arlington Heights, 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 25th day of ~~Sept~~ October, 2017.

GRANTOR:

**National Residential Nominee Services Inc.
A Delaware Corporation**

By:

Names:
Title:

Terry Chandler
Terry Chandler
Vice president

2083

0017022275

FIDELITY NATIONAL TITLE

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STATE OF TEXAS)
) SS.
COUNTY OF COLLIN)

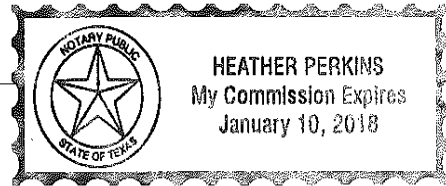
On September 25th, 2017, before me, a Notary Public in and for said County and State, personally appeared Terry Chandler, Vice President (Title) of National Residential Nominee Services Inc., personally known to me to be the person whose name is subscribed to this instrument and acknowledged to me that 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

{SEAL}

My Commission Expires: 1/10/18



Mail to: Denise M. O'Neill
62 N. Dryden Place
Arlington Heights, IL
60004

Send subsequent tax bills to:

Denise M. O'Neill
62 N. Dryden Place
Arlington Heights, IL
60004

REAL ESTATE TRANSFER TAX 18-Oct-2017



COUNTY:	189.75
ILLINOIS:	379.50
TOTAL:	569.25

03-29-411-099-0000 | 20171001636956 | 1-177-333-696

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Exhibit "A"

LEGAL DESCRIPTION

PARCEL 1:

LOT 1-5 IN ARLINGTON CROSSING, BEING A RESUBDIVISION OF ARLINGTON MARKET BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 2007 AS DOCUMENT 0705915065 AND CORRECTED BY DOCUMENT 0721144016 AS RECORDED JULY 30, 2007, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 2010 AS DOCUMENT 1018229011, IN COOK COUNTY

ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR ACCESS, INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH THE COMMUNITY AREA AS DEFINED IN THAT CERTAIN COMMUNITY DECLARATION FOR ARLINGTON CROSSINGS AND ARLINGTON MARKET RECORDED DECEMBER 17, 2010 AS DOCUMENT NUMBER 1035144040, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR ACCESS, INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH THE COMMON AREA AS DEFINED IN THAT CERTAIN DECLARATION FOR ARLINGTON CROSSINGS TOWNHOMES AND PROVISIONS RELATING TO EASEMENTS AFFECTING PORTIONS OF THE DEVELOPMENT AREA OTHER THAN THE PREMISES RECORDED DECEMBER 17, 2010 AS DOCUMENT NUMBER 1035144041, 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: 03-29-411-099-0000

Property Address: 62 North Dryden Place, Arlington Heights, IL 60004