

# UNOFFICIAL COPY

Doc# 1812001068 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/30/2018 09:45 AM Pg: 1 of 3

Dec ID 20180401656279  
ST/CO Stamp 1-464-735-008 ST Tax \$2,875.00 CO Tax \$1,437.50  
City Stamp 1-876-256-032 City Tax: \$30,187.50

**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:

Travis<sup>D</sup> Lenkner and Erin<sup>F</sup> Delaney, husband and wife,  
*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 26 day of April 2018

**GRANTOR:**

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

By: \_\_\_\_\_

Name: Sharon Fawcett  
Title: VP

FIDELITY NATIONAL TITLE 2017030930 2704

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STATE OF TEXAS )  
 ) SS.  
COUNTY OF COLLIN )

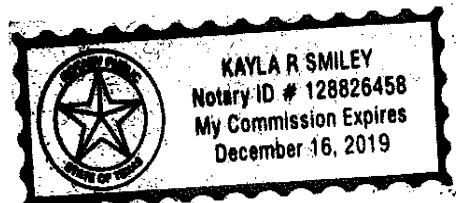
On 4/13/18, 2017, before me, a Notary Public in and for said County and State, personally appeared Sheri Fowler, Vice President (Title) of National Residential Nominee Services Inc., personally known to me to be the person whose name is subscribed to this instrument and acknowledged to me that they executed 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.

[Signature]  
Notary Public

{SEAL}

My Commission Expires: 12/16/19



Mail to: Fordelaw/Attn Lisa Saul  
111 W Washington, #1160  
Chicago, IL 60602

Send subsequent tax bills to:  
Travis Blankner  
1358 N State  
Chicago, IL 60610

REAL ESTATE TRANSFER TAX		27-Apr-2018
	CHICAGO:	21,562.50
	CTA:	8,625.00
	TOTAL:	30,187.50 *

17-04-218-023-0000 | 20180401656279 | 1-876-256-032

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		27-Apr-2018
	COUNTY:	1,437.50
	ILLINOIS:	2,875.00
	TOTAL:	4,312.50

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## Exhibit "A"

### LEGAL DESCRIPTION

PARCEL 1: LOT 4 AND THAT PORTION ABUTTING SAID LOT 4 OF PRIVATE ALLEY IN REAR SHOWN ON PLAT OF BARTHOLOMAE'S RESUBDIVISION (ALSO ON PLAT OF ERPELDING'S SUBDIVISION) IN BARTHOLOMAE'S RESUBDIVISION OF LOTS 1 TO 4 INCLUSIVE A SUBDIVISION OF LOT 11 AND 12 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT AS CREATED BY PLAT OF SUBDIVISION RECORDED APRIL 11, 1892 AS DOCUMENT 1642639 FOR INGRESS AND EGRESS, OVER PRIVATE ALLEY WEST OF AND ADJOINING SUB-LS 1, 2, 3 AND 4 IN THE SUBDIVISION OF LOTS 1 TO 4 INCLUSIVE IN THE SUBDIVISION OF LOTS 11 AND 12 IN BRONSON'S ADDITION TO CHICAGO A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to general real estate taxes for 2017 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: 17-04-218-023-0000

Property Address: 1358 N State Parkway, Chicago, IL 60610

Property of Cook County Clerk's Office