

UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

0017027909

Doc#: 1813055107 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/10/2018 10:18 AM Pg: 1 of 3

Dec ID 20180501660435  
ST/CO Stamp 0-816-165-152 ST Tax \$430.00 CO Tax \$215.00

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:

Joseph J. Sabatino and Melissa D. Sabatino  
AS HUSBANDS AND WIFE, TENANTS BY ENTIRETY

the real property located in the City/Village of Inverness, 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.

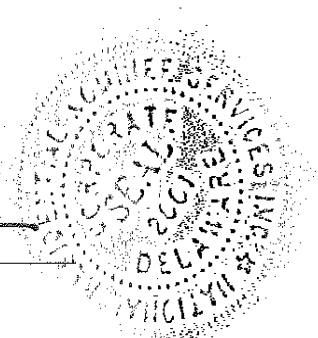
IN WITNESS WHEREOF, the undersigned hereby executes this instrument as of this 08th day of May, 2018

GRANTOR:

National Residential Nominee Services Inc.  
A Delaware Corporation

By:

Name: Sherri Fowlee  
Title: Vice president



# UNOFFICIAL COPY

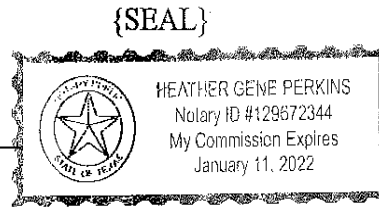
STATE OF TEXAS )  
 ) SS.  
COUNTY OF COLLIN )

On April 23rd 2018, ~~2017~~ before me, a Notary Public in and for said County and State, personally appeared SHERRI 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

My Commission Expires: 1/11/22



Mail to: R. DOBBER  
1 N. FRANKLIN AVE  
SUITE 1900  
CHICAGO, IL 60606

Send subsequent tax bills to:  
J. SABATINO  
127 SUNTRAIL LANE  
INVERNESS, IL 60167

REAL ESTATE TRANSFER TAX



08-May-2018  
COUNTY: 215.00  
ILLINOIS: 430.00  
TOTAL: 645.00

02-16-309-018-1003 | 20180501660435 | 0-816-165-152

# UNOFFICIAL COPY

## Exhibit "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NO. 102. IN INVERNESS ON THE PONDS TOWNHOME CONDOMINIUM, AS DELINEATED ON THE SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS AND OUTLOTS IN INVERNESS ON THE PONDS UNIT 2, BEING A SUBDIVISION OF PART OF LOT 11 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1985 AS DOCUMENT NO. 85-198886, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 13, 1986 AS DOCUMENT NO. 86063691, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS OVER PRIVATE STREETS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, RECORDED FEBRUARY 13, 1986 AS DOCUMENT NO. 86063691, AS AMENDED FROM TIME TO TIME, 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: 02-16-309-018-1003

Property Address: 127 Duntrune Lane, Inverness, IL 60067