

UNOFFICIAL COPY

2013

Doc#: 1902206283 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/22/2019 11:51 AM Pg: 1 of 3

Fidelity National Title
OC 1802178 J

Dec ID 20181201662427
ST/CO Stamp 1-239-262-880 ST Tax \$361.50 CO Tax \$180.75

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:

Hemanshu Patel & Achala Patel, *A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY*

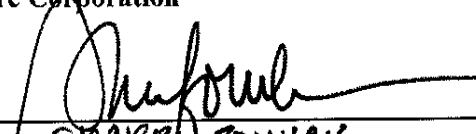
the real property located in the City/Village of Elk Grove Village, County of Cook, State of Illinois, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

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 21 day of December, 2018.

GRANTOR:

National Residential Nominee Services Inc.
A Delaware Corporation

By: 
Name: Sherri Fowler
Title: VP

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STATE OF TEXAS)
) SS.
COUNTY OF COLLIN)

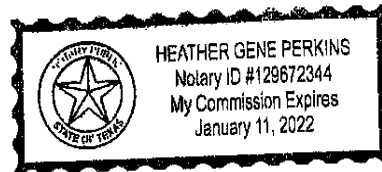
On December 11th 2018, before me, a Notary Public in and for said County and State, personally appeared Shireen Fawter, Vice President (Title) of National Residential Nominee Services Inc., personally known to me to be the person whose name is subscribed to this instrument and acknowledged to me that 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: 1/11/22



Mail to: GARDI + HAUKS LTD Send subsequent tax bills to:

939 N. PLUM GROVE RD #C HEMANSHU PATEL
SCHAMM BURCH IL 60173 991 DEBRA LANE
ELK GROVE VILLAGE, IL 60007

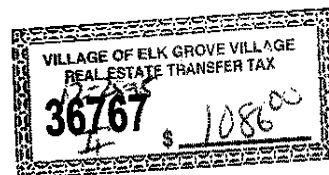
REAL ESTATE TRANSFER TAX

26-Dec-2018



COUNTY: 180.75
ILLINOIS: 361.50
TOTAL: 542.25

07-36-212-017-0000 | 20181201662427 | 1-239-262-880



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Exhibit "A"

LEGAL DESCRIPTION

LOT 17 IN PARKVIEW HEIGHTS SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 1978 AS DOCUMENT 24399728, 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: 07-36-212-017-0000

Property Address: 991 Debra Lane, Elk Grove Village, IL 60007

Property of Cook County Clerk's Office