

UNOFFICIAL COPY

Doc#: 1924646011 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/03/2019 08:44 AM Pg: 1 of 3

Dec ID 20190801673377
ST/CO Stamp 0-803-775-072 ST Tax \$959.00 CO Tax \$479.50

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:

Harlan Karp and Caroline Karp as *Temp By De Entirety*

the real property located in the City/Village of Northbrook, 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 29 day of August, 2019.

GRANTOR:

National Residential Nominee Services Inc.
A Delaware Corporation

FIDELITY NATIONAL TITLE
OC19014406

By: _____

Name: *Shirley Fowler*

Title: *vice president*

UNOFFICIAL COPY

STATE OF TEXAS)
) SS.
COUNTY OF COLLIN)

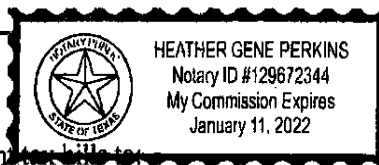
On August 9th 2019, before me, a Notary Public in and for said County and State, personally appeared SHERI FOWLER, Vice President of National Residential Nominee Services Inc., personally known to me to be the person whose name is subscribed to this instrument and acknowledged to me that they executed 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 Gene Perkins
Notary Public

{SEAL}

My Commission Expires: 1/11/22



Mail to:

Mark Karp
1516 Grant St
No (Hbrosky)
6062

Send subsequent tax bills to:

Mark Karp
1516 Grant St
No (Hbrosky) 6062

REAL ESTATE TRANSFER TAX

29-Aug-2019



COUNTY: 478.50
ILLINOIS: 959.00
TOTAL: 1,438.50

04-11-304-004-0000 | 20190801673377 | 0-803-775-072

UNOFFICIAL COPY

Exhibit "A"

LEGAL DESCRIPTION

LOT 4 IN R.A. RETZINGER'S TIMBER RIDGE UNIT NUMBER 1, BEING A SUBDIVISION OF THE EAST 919.41 FEET (EXCEPT THE NORTH 210 FEET THEREOF) OF LOT 31 OF THE COUNTY CLERK'S DIVISION OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Index Number: 04-11-304-004-0000

Property Address: 1516 Grant Road, Northbrook, IL 60062

Property of Cook County Clerk's Office