

UNOFFICIAL COPY

Doc#: 1935155080 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/17/2019 11:05 AM Pg: 1 of 3

Dec ID 20191201668214
ST/CO Stamp 0-562-697-568 ST Tax \$400.00 CO Tax \$200.00

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

Tenancy By the Entirety

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:

**Highland Andrew Walton and Noel Walton, husband and wife, of 1345 N ~~Willow~~ Ave., Arlington Heights, IL 60004, not as joint tenants or tenants in common but as tenants by the entirety*
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 13 day of December, 2018.

GRANTOR:

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

By: _____

Name: *Shem Fowler*
Title: *VP*

UNOFFICIAL COPY

STATE OF TEXAS)
) SS.
COUNTY OF COLLIN)

On 12/5/19, 2019, before me, a Notary Public in and for said County and State, personally appeared Shawn 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.

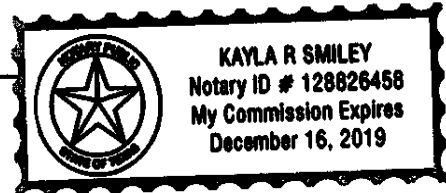
[Handwritten Signature]

{SEAL}

Notary Public

My Commission Expires:

12/16/19



Mail to:

Neil Kaiser
716 Lee Street
Des Plaines, IL
60016

Send subsequent tax bills to:

Andrew Walton
1438 N Haddon Avenue
Arlington Heights, IL 60004

REAL ESTATE TRANSFER TAX		13-Dec-2019
COUNTY:		200.00
ILLINOIS:		400.00
TOTAL:		600.00

03-20-313-005-0000 | 20191201668214 | 0-562-697-568

UNOFFICIAL COPY

Exhibit "A"

LEGAL DESCRIPTION

LOT 5 IN FLO RITO'S RESUBDIVISION LOT 24 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, IN THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 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: 03-20-313-005-0000

Property Address: 1438 N Haddon Ave, Arlington Heights, IL 60004

Property of Cook County Clerk's Office