

# UNOFFICIAL COPY

Doc# 2112307094 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/03/2021 10:09 AM Pg: 1 of 3

Dec ID 20210301657243  
ST/CO Stamp 1-380-401-680 ST Tax \$3,250.00 CO Tax \$1,625.00

**PREPARED BY:**

**Joseph A. Riccelli, Esq.**  
127 W. Willow Avenue  
Wheaton, Illinois 60187

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

FEDERALITY NATIONAL TITLE N20049741 SPECIAL WARRANTY DEED  
2/45

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:

Timothy Gerald Martin and Kathryn Botica Martin,  
HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY

the real property located in the City/Village of Winnetka, 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 5 day of March, 2021

**GRANTOR:**

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

By: 

Name: Sheri Fowler VP  
Title: Sheri Fowler VP

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STATE OF TEXAS )  
 ) SS.  
COUNTY OF COLLIN )

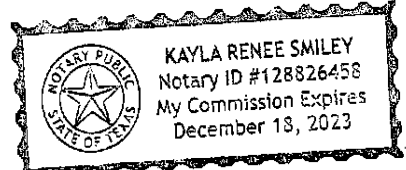
On 2/9/2021 ~~2020~~ before me, a Notary Public in and for said County and State, personally appeared Shawn Fowler, Vice President of National Residential Nominee Services Inc., personally known to me to be the person whose name is subscribed to this instrument and acknowledged to me that they executed 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.

[Signature]  
Notary Public



{SEAL}

My Commission Expires: 12/18/23



Mail to: PAUL GARVER  
26 BLAINE ST.  
HINSDALE, IL 60521

Send subsequent tax bills to:  
EMILY MARTIN  
1035 STARR ROAD  
WINNETKA, IL 60093

REAL ESTATE TRANSFER TAX		08-Mar-2021	
		COUNTY:	1,625.00
		ILLINOIS:	3,250.00
		TOTAL:	4,875.00
05-17-315-011-0000		20210301657243   1-380-401-680	

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## Exhibit "A"

### LEGAL DESCRIPTION

LOT 9 IN BLOCK 2 IN WINNETKA HEIGHTS, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST AND ADJOINING THE EAST LINE AND THE EAST LINE EXTENDED OF ROSEWOOD AVENUE (FORMERLY OAKRIDGE AVENUE) IN THE VILLAGE OF WINNETKA 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: 05-17-315-011-0000

Property Address: 1035 Starr Road, Winnetka, IL 60093

Property of Cook County Clerk's Office