

# UNOFFICIAL COPY

Doc# 2119504213 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/14/2021 08:03 AM Pg: 1 of 3

Dec ID 20210501637265  
ST/CO Stamp 0-096-399-632 ST Tax \$465.00 CO Tax \$232.50

PREPARED BY:

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

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

FIDELITY NATIONAL TITLE

SPECIAL WARRANTY DEED

*OC 21007707*

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:

*Erian Hogan and Lyn Hogan, 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 24 day of May, 2021.

GRANTOR:

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

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: *STEVEN FOWLER VP*

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STATE OF TEXAS )  
 ) SS.  
COUNTY OF COLLIN )

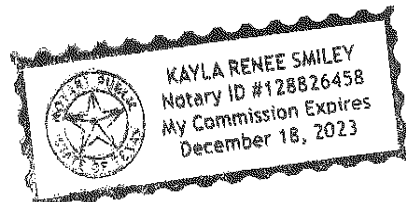
On 4/22, 2021, before me, a Notary Public in and for said County and State, personally appeared SHARON FOWLER, Vice President of National Residential Nominee Services Inc., personally known to me to be the person whose name is subscribed to this instrument and acknowledged to me that they executed the 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: 12/02/23



Mail to: Tom Radak  
200 W. Main  
Carlyle IL 62013

Send subsequent tax bills to: & GRANTEES ADDRESS:  
Brian Hepner  
1318 Wood Trail  
Elk Grove Village IL 60007

REAL ESTATE TRANSFER TAX		24-May-2021
COUNTY:		232.50
ILLINOIS:		465.00
TOTAL:		697.50

07-36-410-018-0000 | 20210501637265 | 0-096-399-632



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## Exhibit "A"

### LEGAL DESCRIPTION

LOT 5491 IN ELK GROVE VILLAGE SECTION 18, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1972 AS DOCUMENT NUMBER 21933626, 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: 07-36-410-018-0000

Property Address: 1318 Wood Trail, Elk Grove Village, IL 60007

Property of Cook County Clerk's Office