

UNOFFICIAL COPY

**FIDELITY NATIONAL TITLE
OC21019625**

Doc#: 2125007199 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/07/2021 09:20 AM Pg: 1 of 3

Dec ID 20210801636622
ST/CO Stamp 0-364-701-456 ST Tax \$465.00 CO Tax \$232.50
City Stamp 1-581-770-512 City Tax: \$4,882.50

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:

Trenton Potter, ^{*} and Jacob Marshall, ^{*}
** an undivided 80% interest* ** an undivided 20% interest as tenants in common*

the real property located in the City/Village of Chicago, 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 12 day of August, 2021.

GRANTOR:

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

By: *Shemi Fowler*
Name: Shemi Fowler VP
Title: VP

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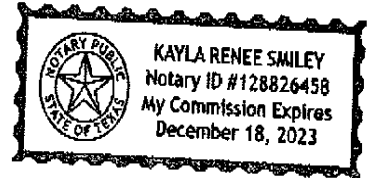
STATE OF TEXAS)
) SS.
COUNTY OF COLLIN)

On 7.27, 2021, before me, a Notary Public in and for said County and State, personally appeared Shom 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: Trenton Potter GRANTEES ADDRESS
Send subsequent tax bills to: -

X
↑



210 S. Desplaines St.
Unit 2000
Chicago, IL 60661

Go to us
and prop. addr.

REAL ESTATE TRANSFER TAX		12-Aug-2021
	CHICAGO:	3,487.50
	CTA:	1,395.00
	TOTAL:	4,882.50 *

17-16-109-027-1471 | 20210801636622 | 1-581-770-512

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		12-Aug-2021
	COUNTY:	232.1
	ILLINOIS:	465.1
	TOTAL:	697.2

17-16-109-027-1471 | 20210801636622 | 0-364-701-451

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EXHIBIT A

Order No.: OC21019625

For APN/Parcel ID(s): 17-16-109-027-1471, 17-16-109-027-1191 and

For Tax Map ID(s): 17-16-109-027-1471, 17-16-109-027-1191 and

PARCEL 1: UNIT NUMBER 2001 AND P-44 IN THE EDGE LOFTS AND TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5, 6, 7, 8 AND 9 IN BLOCK 22 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0430327071 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE EDGE LOFTS AND TOWER RECORDED AS DOCUMENT NUMBER 0430327070.

210 S. Des Plaines St.
Unit 2001
Chicago IL 60661

Cook County Clerk's Office