

UNOFFICIAL COPY

FIDELITY NATIONAL TITLE
OC21036944

Doc# 2130607609 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/02/2021 01:56 PM Pg: 1 of 3

Dec ID 20211001615071
ST/CO Stamp 1-677-452-432 ST Tax \$247.00 CO Tax \$123.50

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:

Raj B. Patel, unmarried man

the real property located in the City/Village of Streamwood, 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.

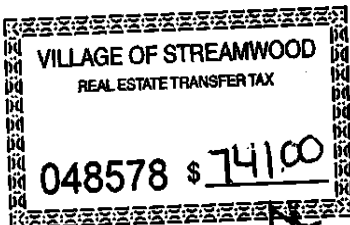
IN WITNESS WHEREOF, the undersigned hereby executes this instrument as of this 22 day of October, 2021.

GRANTOR:

National Residential Nominee Services Inc.
A Delaware Corporation

By:

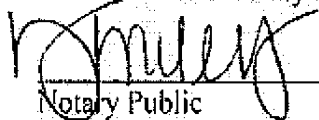
Name: Joseph A. Riccelli
Title: Village Clerk



UNOFFICIAL COPY

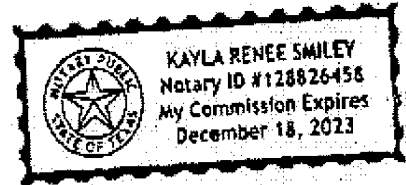
STATE OF TEXAS)
) SS.
COUNTY OF COLLIN)

On 10-13, 2021, before me, a Notary Public in and for said County and State, personally appeared Vestie Wei, 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.

Notary Public

{SEAL}



My Commission Expires: 12-18-23



Mail to: RAT B. PATEL
49 Colonial CT
Streamwood IL
60107

Send subsequent tax bills to:
RAT B. PATEL
49 Colonial CT
Streamwood IL 60107

GRANTEE'S ADDRESS

| REAL ESTATE TRANSFER TAX | | 25-Oct-2021 |
|---|-----------|-------------|
|  | COUNTY: | 123.50 |
|  | ILLINOIS: | 247.00 |
| | TOTAL: | 370.50 |
| 06-27-219-040-0000 20211001615071 1-677-452-432 | | |

UNOFFICIAL COPY

Exhibit "A"

LEGAL DESCRIPTION

THAT PART OF LOT 7 OF HAMPTON OAKS, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 1998 AS DOCUMENT NUMBER 98972238 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 89 DEGREES 27 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 7, 52.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, THENCE SOUTH 0 DEGREES 32 MINUTES 53 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 7, 109.00 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES, 32 MINUTES 53 SECONDS WEST, ALONG SAID EASTERLY LINE 31.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 89 DEGREES 27 MINUTES 07 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 7, 52.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 0 DEGREES 32 MINUTES 53 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 7, 31 THENCE SOUTH 89 DEGREES 27 MINUTES 07 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 7, 52.00 FEET TO THE PLACE OF BEGINNING, IN THE VILLAGE OF STREAMWOOD, 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: 06-27-219-040-0000

Property Address: 49 Colonial Court⁺, Streamwood, IL 60107