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Doc#: 2202612023 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/26/2022 09:26 AM Pg: 1 of 4

Dec ID 20220101604377
ST/CO Stamp 1-692-491-408 ST Tax \$265.00 CO Tax \$132.50

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:

Dilafruz Shakarova and Mamalatib Narmatov, husband and wife 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 ^{3rd} ~~18~~ day of ~~December~~ ^{November}, 2020.

GRANTOR:

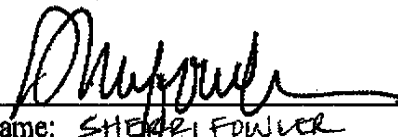
2/3

FIDELITY NATIONAL TITLE

0020036124

National Residential Nominee Services Inc.
A Delaware Corporation

By:


Name: SHERRI FOWLER
Title: VP

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STATE OF TEXAS)
) SS.
COUNTY OF COLLIN)

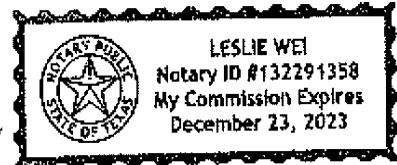
On Nov. 3rd, 2020, before me, a Notary Public in and for said County and State, personally appeared SHERI FOWLER, Vice President of National Residential Nominee Services Inc., personally known to me to be the person whose name is subscribed to this instrument and acknowledged to me that they executed 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: 12/23/23



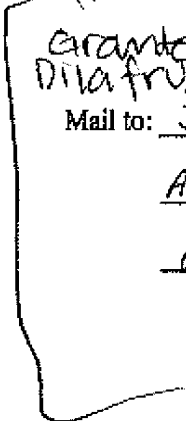
grantee's Address / Tax bills to
Dilafruz Shakarova / Mamalati Nurmatov

Mail to: 3245 N Daniels Court Send subsequent tax bills to:

Arlington Heights, IL

60004

[Signature]



Clerk's Office

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Exhibit "A"

LEGAL DESCRIPTION

UNIT 903 IN BUILDING 9 IN THE TOWNHOMES OF FRENCHMEN'S COVE CONDOMINIUM AS DELINEATED ON A SURVEY OF A PART OF LOT 42 AND LOT 45 IN FRENCHMEN'S COVE UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 25, 1989 AS DOCUMENT NUMBER 89505617, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, 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: 03-08-213-033-1045

Property Address: 3245 N Daniels Court, Arlington Heights, IL 60004

Official Record of Cook County Clerk's Office

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		COUNTY:	132.50
		ILLINOIS:	265.00
		TOTAL:	397.50
03-08-213-003-1045		[20220101604377 1-692-491-408	

Property of Cook County Clerk's Office