

# UNOFFICIAL COPY

FIDELITY NATIONAL TITLE  
OC22003182

Doc#: 2212407159 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/04/2022 01:12 PM Pg: 1 of 4

Dec ID 20220401684464  
ST/CO Stamp 0-480-389-008 ST Tax \$356.00 CO Tax \$178.00

WARRANTY DEED  
Individual to Corp.

(above space for Recorder's use only)

THE GRANTOR, Jose Luis Cortez married to Edith Anai Delatorre, of the City of Des Plaines, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, CONVEYS AND WARRANTS to GRANTEE:

**National Residential Nominee Services Inc.**, a Delaware Corporation

The following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: THE EAST 20.07 FEET OF THE WEST 64.30 FEET OF LOT 1 IN LEXINGTON PARK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 ALL IN SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 2008 AS DOCUMENT 080911606 IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION FOR LEXINGTON PARK TOWNHOMES DATED JUNE 26, 2008 AND RECORDED OCTOBER 3, 2008 AS DOCUMENT NUMBER 0827733128.

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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 09-17-213-004-0000

Property Address: 1206 Harding Avenue, Des Plaines, IL 60016

Dated: April 15, 2022

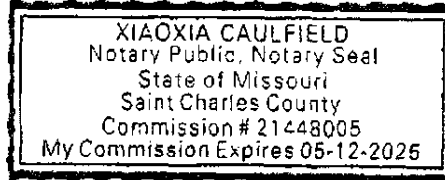
# UNOFFICIAL COPY

Jose Luis Cortez  
 \_\_\_\_\_  
**JOSE LUIS CORTEZ**

Edith Anai Delatorre  
 \_\_\_\_\_  
**EDITH ANAI DELATORRE**

STATE OF MISSOURI COUNTY OF ST. LOUIS ss. I, the undersigned, a Notary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that **JOSE LUIS CORTEZ**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Impress  
 Seal  
 Here

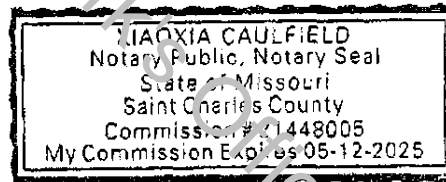


Given under my hand and official seal, this 14th day of MARCH, 2022.

Commission expires 05-12-2025  
Xiaoxia Caulfield  
 Notary Public

STATE OF MISSOURI COUNTY OF ST. CHARLES ss. I, the undersigned, a Notary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that **EDITH ANAI DELATORRE**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Impress  
 Seal  
 Here



Given under my hand and official seal, this 14th day of MARCH, 2022.

Commission expires 05-12-2025  
Xiaoxia Caulfield  
 Notary Public

**This instrument prepared by, mail to and send subsequent tax bills to: Joseph A. Riccelli, Esq., 127 W. Willow, Wheaton, IL 60187**



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## Exhibit "A"

### LEGAL DESCRIPTION

PARCEL 1: THE EAST 20.07 FEET OF THE WEST 64.30 FEET OF LOT 1 IN LEXINGTON PARK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 ALL IN SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 2008 AS DOCUMENT 0809116062 IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION FOR LEXINGTON PARK TOWNHOMES DATED JUNE 26, 2008 AND RECORDED OCTOBER 3, 2008 AS DOCUMENT NUMBER 0827733128.

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: 09-17-213-004-0000

Property Address: 1206 Harding Avenue, Des Plaines, IL 60016

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

27-Apr-2022



<b>COUNTY:</b>	178.00
<b>ILLINOIS:</b>	356.00
<b>TOTAL:</b>	534.00

09-17-213-004-0000

20220401684464 | 0-480-389-008