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Doc#: 2220306340 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/22/2022 01:58 PM Pg: 1 of 5

Dec ID 20220701683568
ST/CO Stamp 0-536-325-200 ST Tax \$452.00 CO Tax \$226.00
City Stamp 0-757-705-808 City Tax: \$4,746.00

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:

Patrick Waters, *a single man*

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 29th day of June, 2022.

GRANTOR:



National Residential Nominee Services Inc.
A Delaware Corporation

By: _____

Name
Title

Shawn Fowler
Shawn Fowler VP

FIDELITY NATIONAL TITLE

0022013097
2 of 3

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Exhibit "A"

LEGAL DESCRIPTION

PARCEL 1: UNIT 1N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RACINE COMMON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99929296, IN LOT 5 (EXCEPT THE NORTH 20 FEET THEREOF) AND THE NORTH 30 FEET OF LOT 6 IN SUBDIVISION OF THE EAST 199 FEET OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE AND PERPETUAL USE OF GARAGE SPACE NUMBER G-6, AND STORAGE SPACE NUMBER S-2, BOTH A LIMITED COMMON ELEMENT PURSUANT TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 999292

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: 14-17-125-024-1.04

Property Address: 4434 N Racine Ave, Unit 1-N, Chicago, IL 60640

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX		21-Jul-2022
CHICAGO:		3,390.00
CTA:		1,356.00
TOTAL:		4,746.00 *



14-17-125-024-1004 | 20220701683568 | 0-757-705-808

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

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REAL ESTATE TRANSFER TAX

21-Jul-2022



COUNTY:
ILLINOIS:
TOTAL:

226.00
452.00
678.00

14-17-125-024-1004

20220701683568 | 0-536-325-200