

# UNOFFICIAL COPY

FIDELITY NATIONAL TITLE  
OC22018795

Doc#: 2226933010 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/26/2022 09:15 AM Pg: 1 of 4

Dec ID 20220901627815  
ST/CO Stamp 0-153-066-064 ST Tax \$499.00 CO Tax \$249.50

**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:

Christopher M. Sheehan and JENNIFER L. Sheehan

the real property located in the Village of Morton Grove, 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 executed this instrument as of this 11th day of August, 2022 and has delivered this deed to the Grantee on Sept 2, 2022, 2022.

**GRANTOR:**

National Residential Nominee Services Inc.  
A Delaware Corporation

By:

  
Name: LESLIE WEA  
Title: VP

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STATE OF TEXAS )  
 ) SS.  
COUNTY OF COLLIN )

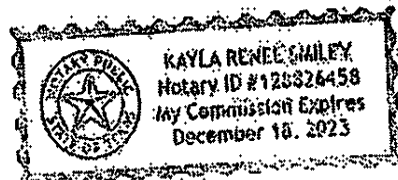
On 9-10 2022, before me, a Notary Public in and for said County and State, personally appeared Leslie Wei, Vice President of National Residential Nominee Services Inc., personally known to me to be the person whose name is subscribed to this instrument and acknowledged to me that they executed the same 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.

[Signature]  
Notary Public

{SEAL}

My Commission Expires: 07-18-23



Mail to: Sheehan GRANTEE'S ADDRESS & Send subsequent tax bills to:

8927 Marmora  
M.G., IL 60053

Sheehan  
8927 Marmora  
M.G., IL 60053

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO. 09349 AMOUNT \$ 1497.00 DATE 9/17/22  
ADDRESS 8927 Marmora Ave  
(VOID IF DIFFERENT FROM DEED)  
BY [Signature]

Clerk's Office

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## Exhibit "A"

### LEGAL DESCRIPTION

LOT 30 AND THE SOUTH 1/2 OF LOT 31 IN BLOCK 2 IN DEMPSTER TERMINAL GARDENS, BEING A SUBDIVISION OF THE WEST 15 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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: 10-17-418-044-0000

Property Address: 8927 Marmora Avenue, Morton Grove, IL 60053

Property of Cook County Clerk's Office

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COUNTY:	249.50
ILLINOIS:	499.00
TOTAL:	748.50

10-17-418-044-0000

| 20220901627815 | 0-153-066-064

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