

# UNOFFICIAL COPY

## WARRANTY DEED

137-408672

10734058  
1072

~~AFTER RECORDING RETURN  
THIS INSTRUMENT TO~~

**KOKOSZKA & JANCZUR  
ATTORNEYS AT LAW  
7230 ARGUS DRIVE  
ROCKFORD, IL 61107**



1201004180

Doc#: 1201004180 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/10/2012 01:09 PM Pg: 1 of 4

THIS INSTRUMENT, made and entered into this 5<sup>th</sup> day of December, 2011, by and between Secretary of Housing and Urban Development, of Washington, D.C., also known as the United States Department of Housing and Urban Development, party of the first part, and **RAMESH CHANDRA J PATEL AND SHIVALI R DETROJA AND SAGAR RAMESH RAMESH DETROJA, AS JOINT TENANTS, 307 W HAWTHORNE CIRCLE, #2, MOUNT PROSPECT, IL 60056**, his/her/their heirs and assigns, party(ies) of the second part.

WITNESSETH that for and in consideration of the sum of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged the said party of the first part has bargained and sold and does hereby grant, bargain, sell, convey and confirm unto the said party(ies) of the second part, the following described real estate, commonly known as **148 EMERALD DR., STREAMWOOD, IL 60107**, which is legally described as follows:

(See Attached Legal Description)

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

SAID CONVEYANCE is made subject of all covenants, easements, restrictions reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show.

AND THE SAID party of the first part does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the aforescribed real estate; that he/she has good right to sell and convey the same; that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons, claiming same by, through or under him/her but no further of otherwise.

Buyer's Acknowledgement:

\* Ramesh J Patel  
\* Shivali R. Detoro  
\* Sagar Ramesh Detoro

STEWART TITLE COMPANY  
2055 West Army Trail Road, Suite 110  
Addison, IL 60101  
630-889-4000

S Y  
P 4  
S N  
SC N  
INT AR

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IN WITNESS WHEREOF, the undersigned has set his/her hand and seal for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of a delegation of authority published at 70 FR 43171 on July 26 , 2005 by the Department of Housing and Urban Development,

Signed, sealed and  
Delivered in the presence of:

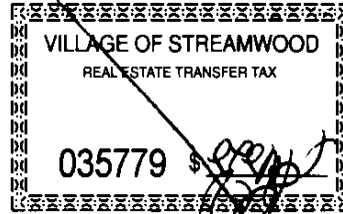
Cara Pryor  
Michael

Secretary of Housing and Urban Development  
Home Telos, LP as Asset Manager  
Contractor for C-OPC-23632

By: *[Signature]*  
For HUD by: *[Signature]*  
for the United States Department of Housing and Urban Development, an agency of the United States of America.

"EXEMPT" under provisions of Paragraph (b),  
Section 4, Real Estate Transfer Tax Act:

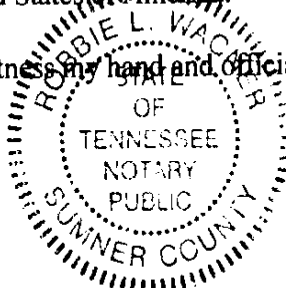
12/6/11  
Date *[Signature]* Buyer, Seller or Representative



STATE OF TN )  
) SS.  
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **RON HUTCHISON**, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 12/5, 2011, by virtue of the above cited authority and acknowledged, the foregoing instrument to be his/her free act and deed on behalf of HOME TELOS, LP., HUD's delegated Management and Marketing Contractors by virtue of a delegation of authority published at 70 FR 43171 on July 26, 2005 for the Secretary of Housing and Urban Development, of Washington, D.C. also known as the United States Department of Housing and Urban Development, an agency of the United States of America.

Witness my hand and official seal this 5TH day of December, 2011.



*[Signature]*  
NOTARY PUBLIC

My commission expires: 6/28/13

PREPARED BY: Jodi Love  
KOKOSZKA & JANCZUR  
140 S. Dearborn, Suite 1610  
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS & MAIL TO:  
TAX BILL.

RAMESH, SAGAR, SHIVALEI DETROJA  
148 EMERALD DR.  
STREAMWOOD, IL 60107.

MAIL TO: KARUNAD V. T. RAO  
1345 WALKER DR, STE: 112  
SCHAMMOOK, IL 60173.

File Number: TM302857

**UNOFFICIAL COPY**

**LEGAL DESCRIPTION**

LOT 24 IN EMERALDS HILLS, PHASE 1, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1996 AS DOCUMENT 96436786, IN COOK COUNTY, ILLINOIS.

**Commonly known as:** 148 EmeraldDrive  
Streamwood IL 60107

**PIN/Tax Code:** 06-22-106-024-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE ILLINOIS.

Dated 12/16/11

SIGNATURE

*[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 16 (th) day of Dec, 2011.

Notary Public *[Signature]*



THE GRANTEE OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated: 12/16/11

SIGNATURE

*[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 16 (th) day of Dec, 2011.

Notary Public *[Signature]*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.