

# UNOFFICIAL COPY



SPECIAL WARRANTY DEED

File No: 137-374400  
S2927

Doc#: 1301149038 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/11/2013 02:49 PM Pg: 1 of 3

Gardi and Haught, Ltd.  
Attorneys at Law  
951 N. Plum Grove Rd. Suite G  
Schaumburg, IL 60173

137-374400 (12)

THIS AGREEMENT, made and entered into this 28<sup>th</sup> day of December, 2012, 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 **M2 Holdings LLC, 16242 Celtic Circle, Manhattan, IL 60442** his/her/their heirs and assigns, party(ies) of the second part.

WITNESSETH that for an 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 **475 VICTORY DR., PARK FOREST, IL 60466** 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 it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charges, except as herein recited, and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend.

Buyer's Acknowledgement:

Mark Royal  
M2 Holdings LLC

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal for and on behalf of the Secretary of Housing and Urban Development, under authority and by virtue of a delegation of

EXEMPTION APPROVED

Alana C. Johnson  
VILLAGE CLERK  
VILLAGE OF PARK FOREST

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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:



Secretary of Housing and Urban Development

By:

Austin [Signature]  
AUSTIN [Signature]

[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.

REAL ESTATE TRANSFER		12/31/2012
	COOK	\$0.00
	ILLINOIS:	\$0.00
TOTAL:		\$0.00

31-36-208-070-0000 | 20121201605915 | G6TETT

Date \_\_\_\_\_ Buyer, Seller or Representative

STATE OF IL )  
COUNTY OF Fulton ) SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sharon Lee, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 1/21, 2012, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Penix, 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 21 day of February, 2012.

[Signature]  
Notary Public



NICHOLAUS A. RICE  
FULTON COUNTY, GEORGIA  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
FEBRUARY 7<sup>TH</sup> 2015

My commission expires: 2/7/2015

PREPARED BY AND MAIL TO:  
Gardi and Haught, Ltd.  
Tom Haught  
951 N. Plum Grove Rd. Suite G  
Schaumburg, IL 60173

SEND SUBSEQUENT TAX BILLS:  
MZ Holdings LLC  
16242 Cella Circle  
Manhattan, 60442

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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5135738 MNC  
 STREET ADDRESS: 433 VICTORY DRIVE  
 CITY: PARK FOREST COUNTY: COOK  
 TAX NUMBER: 31-36-208-070-0000

### LEGAL DESCRIPTION:

#### PARCEL 1:

THAT PART OF LOTS 60, 61 AND 62 IN THE PLAT OF RESUBDIVISION OF LOTS 1 THROUGH 3, 9 THROUGH 65, AND 68 THROUGH 71 IN VICTORIA PLACE, A SUBDIVISION A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 25 AND THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1999 AS DOCUMENT 99433658, AND AFORESAID RESUBDIVISION RECORDED JULY 5, 2006, AS DOCUMENT NUMBER 0618631039, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 60; THENCE NORTH 23 DEGREES 34 MINUTES 35 SECONDS WEST A DISTANCE OF 2.72 FEET TO THE POIT OF BEGINNING; THENCE CONTINUING NORTH 23 DETGREES 34 MINUTES 35 SECONDS WEST A DISTANCE OF 20.50 FEET; THENCE NORTH 66 DEGREES 25 MINUTES 25 SECONDS EAST A DISTANCE OF 35.97 FEET; THENCE NORTH 23 DEGREES 37 MINUTES 31 SECONDS EAST A DISTANCE OF 14.14 FEET; THENCE NORTH 61 DEGREES 20 MINUTES 58 SECONDS EAST A DISTANCE OF 23.86 FEET; THENCE SOUTH 23 DEGREES 34 MIINUTES 35 SECONDS EAST A DISTANCE OF 5.89 FEET; THENCE NORTH 66 DEGREES 25 MINUTES 25 SECONDS EAST A DISTANCE OF 20.48 FEET; THENCE SOUTH 25 DEGREES 34 MINUTES 29 SECONDS EAST A DISTANCE OF 29.07 FEET; THENCE SOUTH 66 DEGREES 25 MINUTES 25 SECONDS WEST A DISTANCE OF 46.37 FEET; THENCE NORTH 23 DEGREES 34 MINUTES 35 SECONDS WEST A DISTANCE OF 2.72 FEET; THENCE SOUTH 66 DEGREES 25 MINUTES 25 SECONDS WEST A DISTANCE OF 45.26 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, LLINOIS.

#### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION AND GRANT OF EASEMENT FOR VICTORIA PLACE, RECORDED DECEMBER 22, 2006 AS DOCUMENT NO. 0635618035 FOR INGRESS AND EGRESS