

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

File No: 137-578913

Heritage Title Company
5847-5849 W. Lawrence
Chicago, IL 60630
H72635

Doc#: 1318922080 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/18/2013 03:55 PM Pg: 1 of 4

THIS AGREEMENT, made and entered into this 6th day of June, 2013, 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 JASON RAFLORES, 1101 Iroquois Ave., #2412, Naperville, IL 60563 his 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 2325 Oxhill Ct., Schaumburg, Illinois 60194 which is legally described as follows:

(See attached Exhibit A -- 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 encumbered 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:


Jason Raflores


VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

22164

\$ 

REAL ESTATE TRANSFER 06/18/2013



COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

4

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal for and on behalf of 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 Ruyor
[Signature]

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

By: [Signature]
For HUD by: Ron Hutchison
~~Ron Hutchison, Senior Project Manager~~
For the United States Department of Housing and
Urban Development, an agency of the United States
of America

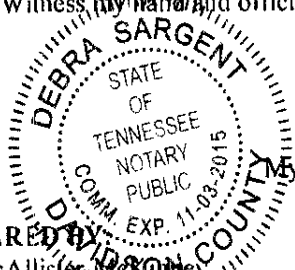
"EXEMPT" under provisions of Paragraph (b),
Section 4, Real Estate Transfer Tax Act.

6-6-13
Date 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 forgoing instrument bearing the date June 5, 2013, 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, HUD's delegated Management and Marketing Contractors by virtue of a delegation of authority published at 70 FR 4317 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 5 day of June, 2013.
[Signature]
Notary Public
My commission expires: 4/3/15



PREPARED BY
Kim McAllister-McKone
4256 N. Ravenswood Ave. Ste 211
Chicago, IL 60613

MAIL TO & SEND SUBSEQUENT TAX BILLS:
Jason Rafflores
2325 Oxhill Ct.
Schaumburg, IL 60194

UNOFFICIAL COPY

Commonwealth Land Title Insurance Company

Servicing Agent:
Heritage Title Company
134 N La Salle Street #1520
Chicago, IL 60602

Policy Issuing Agent:
Kim McAllister-McKinney
4256 N Ravenswood #211
Chicago, IL

File No. H72635

Exhibit A

PARCEL 1:

UNIT NUMBER 83-3, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN SHEFFIELD MANOR, UNITS 2 AND 3, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A'-2 TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY LEVITT RESIDENTIAL COMMUNITIES, INC. REGISTERED ON NOVEMBER 17, 1972 WITH THE REGISTRAR OF COOK COUNTY, ILLINOIS AS DOCUMENT 2660814, AS AMENDED, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS FILED AS DOCUMENT LR296889, AS AMENDED, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS

P.I.N. 07-18-404-153-1255

C/K/A 2325 OXHILL COURT - SCHAUMBURG, IL 60194-2553

UNOFFICIAL COPY

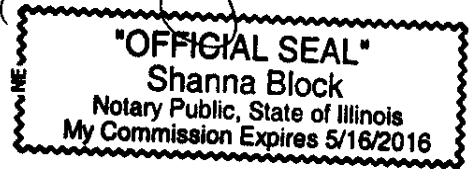
STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed of Assignment of Beneficial Interest in 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 of Illinois.

Dated June 6, 2013


Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 6th day of June, 2013.
Notary Public _____

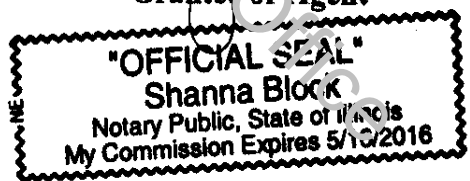


The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 of Illinois.

Date June 6, 2013

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 6th day of June, 2013.
Notary Public _____



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

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)