



Doc#: 1334410059 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/10/2013 02:43 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

File Number: 137-384047  
Mail to:  
BLM Title Services, LLC  
1300 Iroquois Avenue, Suite 100  
Naperville, IL 60563

THIS AGREEMENT, made and entered into this 4<sup>th</sup> day of September, 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 BLTREJV3 CHICAGO LLC, 710 Ogden Avenue, #690, Naperville, IL. 60563 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 4127 INDIAN HILL DRIVE, COUNTRY CLUB HILLS, IL. 60478, 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:

BLTREJV3 CHICAGO LLC

By Cory D. Davidson Hier  
attorney in fact

S  
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INT

REAL ESTATE TRANSFER	12/05/2013
COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00



# UNOFFICIAL COPY

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 authority published at 70 FR 43171 on July 26, 2005 by the Department of Housing and Urban Development

Signed, sealed and delivered in the present of:

[Signature]

Cara Payne

Home Lakes LP as Asset Manager  
Secretary of Housing and Urban Development  
Contractor for C-OPC-23627

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.



12/3/13  
City of Country Club Hills  
EXEMPT  
Real Estate Transfer Stamp

9/4/13  
Date Buyer, Seller or Representative

STATE OF TN  
COUNTY OF Davidson

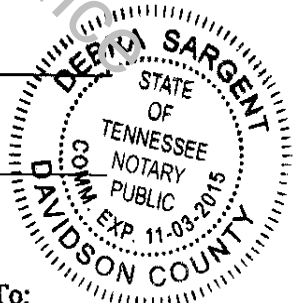
SS.

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 August 29, 2013, by the virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on the behalf of Home Lakes 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 know 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 29 day of August, 2013.

[Signature]  
Notary Public

My Commission Expires: 11/3/15



Prepared By and Mail To:  
Gary K. Davidson, Esq  
58 East Clinton, Suite 200  
Joliet, IL 60432

Send Subsequent Tax Bills To:  
BLTREJV3 CHICAGO LLC  
710 Ogden Avenue, #690  
Naperville, IL. 60563

# 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 of Illinois.

Dated September 4<sup>th</sup>, 2013

Signature: *Alexander Topalov*  
Grantor or Agent

Subscribed and sworn to before me  
By the said *Jeff Biermann*, *Alexander Topalov*  
This 4<sup>th</sup>, day of September, 2013.  
Notary Public *[Signature]*



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 September 4<sup>th</sup>, 2013

Signature: *[Signature]*  
Grantee or Agent

Subscribed and sworn to before me  
By the said *Gary Davidson*  
This 4<sup>th</sup>, day of September, 2013.  
Notary Public *[Signature]*

Note: Any person who knowingly submits a false statement concerning the identity of a 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.)

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## EXHIBIT A:

LOT 4 IN BLOCK 5 IN KNOTTING GATE UNIT 1, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

FOR INFORMATION ONLY: 28-27-408-004-0000  
4127 Indian Hill Dr, Country Club Hills IL 60478

Property of Cook County Clerk's Office