

# UNOFFICIAL COPY



Doc#: 1334645049 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/12/2013 03:03 PM Pg. 1 of 3

SPECIAL WARRANTY DEED

File No: 137-301085

2-A 130/10/11

THIS AGREEMENT, made and entered into this 22 day of November, 2013, by and between Secretary of Housing and Urban Development, of Washington, D.C., also know as the United States Department of Housing and Urban Development, party of the first part and STANIMIR TSONCHEV of 225 Winans Lane, Schaumburg, IL 60194, 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 1302 FALL COURT, WHEELING, IL 60090, which is legally described as follows:

L PIN 03-04-203-066-1005

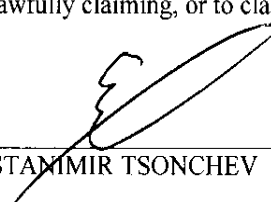
(See Attached Legal Description)

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 charged, except as herein recited; and that said premises, against all person lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend.

Buyer's Acknowledgement:

  
STANIMIR TSONCHEV

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

REAL ESTATE TRANSFER		12/12/2013
	COOK	\$36.50
	ILLINOIS:	\$73.00
	TOTAL:	\$109.50

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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:

[Signature]

Khairi Satham

Secretary of Housing and Urban Development

By:

[Signature]  
Camilla Lane, Closer

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.

11/22/13

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

STATE OF GA )

COUNTY OF Fulton )

SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Camilla Lane, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 11/22/13, 2013, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of PEMCO, Ltd., 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 22 day of November, 2013.



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

[Signature]  
Notary Public

My commission expires: 2/7/2015

PREPARED BY AND MAIL TO:  
Joel S. Hymen  
1411 McHenry Road, Ste. 125  
Buffalo Grove, IL 60089

SEND SUBSEQUENT TAX BILLS:  
Stanimir Tsonchev  
1302 Fall Court  
Wheeling, IL 60090

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Address Given: 1302 Fall Court  
Wheeling, IL 60090

Property Tax No(s): 03-04-203-066-1005

Legal Description:

PARCEL 1:

UNIT "A"-68 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 67 TO 72, BOTH INCLUSIVE, IN CEDAR RUN SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 1, 1971 AS DOCUMENT NUMBER 21660896 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY TEKTON CORPORATION, A CORPORATION OF DELAWARE, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22734100, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED NOVEMBER 3, 1972 RECORDED NOVEMBER 3, 1972 AS DOCUMENT NUMBER 22109221 AND AS CREATED BY DEED FROM AMALGAMATED EINECKER RECORDED JULY 8, 1974 AS DOCUMENT NUMBER 22775181 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.