

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

File No: 137-427671  
GHS13-470

Doc#: 1401649010 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/16/2014 11:08 AM Pg: 1 of 4

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

THIS AGREEMENT, made and entered into this 16th day of January, 2014, 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 **Nehal B. Patel, Individual, 136 Pondview Ln., Seaford DE 19973** 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 **565 HERITAGE DRIVE UNIT 310, HOFFMAN ESTATES IL 60169** 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:

Nehal B. Patel, Individual

*[Signature]*  
By Nehal Patel  
2/11/2014

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

515147028 (17)

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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 present of:

Secretary of Housing and Urban Development

*[Signature]*  
Kham Anthony

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.

1-3-14 *[Signature]*  
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 *[Signature]*, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 12/31, 2013, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of *[Signature]* LLC, 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 31 day of December, 2013.



SAISHA M SILMON  
FULTON COUNTY, GEORGIA  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
JUNE 26TH, 2015

*[Signature]*  
Notary Public

My commission expires: 6/26/15

**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:**

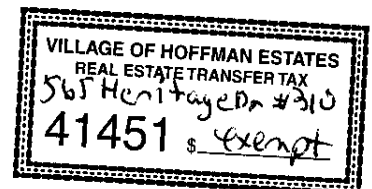
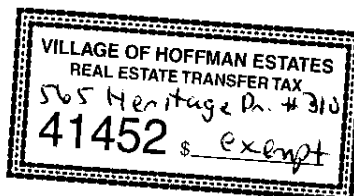
Nehal Patel  
565 Heritage Drive, 310  
Hoffman Estates, IL  
60169

REAL ESTATE TRANSFER 01/06/2014



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

07-16-200-046-1030 | 20131201606555 | YS3G84



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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5147028 MNC  
STREET ADDRESS: 565 HERITAGE DRIVE, UNIT 310  
CITY: HOFFMAN ESTATES COUNTY: COOK  
TAX NUMBER: 07-16-200-046-1030

LEGAL DESCRIPTION:

UNIT NUMBER 1-310 IN STEEPLE HILL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 OF HOFFMAN ESTATES APARTMENTS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25288100, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

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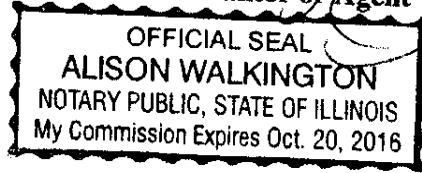
## STATEMENT BY GRANTOR AND GRANTEE

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 January 6, 2014

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said agent  
This 6 day of January, 2014  
Notary Public Alison Walkington

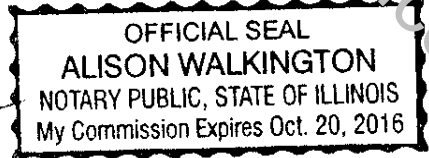


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 6, 2014

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said agent  
This 6 day of January, 2014  
Notary Public Alison Walkington



**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.)