

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

File No: 137-493439  
GHS13-484

Doc#: 1402855062 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/28/2014 03:56 PM 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 13<sup>th</sup> 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 **Steve Kovacs, Individual, 341 Springside, Buffalo Grove IL 60089** 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 **6 CHARLES COURT, BUFFALO GROVE IL 60089** 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: Steve Kovacs by Joseph Patruel  
**Steve Kovacs, Individual** *his attorney in fact*

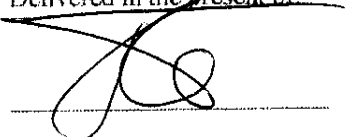

S Y  
P 3  
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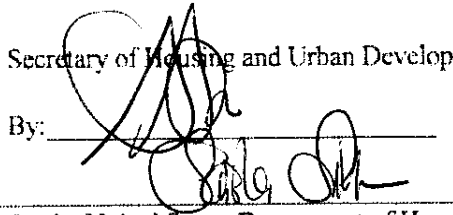
IN WITNESS WHEREOF, the undersigned has set his/her hand and seal for and on behalf of the Secretary of Housing and Urban Development, under authority and by virtue of a delegation of

ST 5147296  
CT


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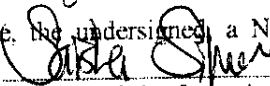
authority published at 70 FR 43171 on July 26, 2005 by the Department of Housing and Urban Development

Signed, sealed and  
Delivered in the present of:  
  


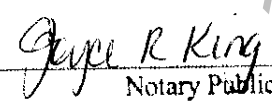
Secretary of Housing and Urban Development  
By:   
for the United States Department of Housing and Urban Development, an agency of the United States of America.

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

1-9-14   
Date Buyer/Seller or Representative  
STATE OF GA  
COUNTY OF Gwinnett SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared , who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 1/7, 2014, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Pemco, 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.

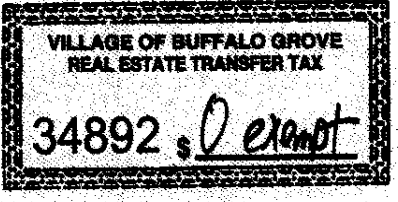
Witness my hand and official seal this 7<sup>th</sup> day of January, 2014.

  
Notary Public  
JOYCE R KING  
FULTON COUNTY, GEORGIA  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
JUNE 12, 2016  
My commission expires: June 12, 2016

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:  
Steve Kovacs  
341 Springside  
Buffalo Grove, IL  
60089

REAL ESTATE TRANSFER 01/14/2014  
COOK \$0.00  
ILLINOIS: \$0.00  
TOTAL: \$0.00  
03-09-215-009-0000 | 20140101600827 | 4JLVW1



# UNOFFICIAL COPY



## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5147296 MNC  
STREET ADDRESS: 6 CHARLES COURT  
CITY: BUFFALO GROVE COUNTY: COOK  
TAX NUMBER: 03-09-215-009-0000

LEGAL DESCRIPTION:

LOT 237 IN CAMBRIDGE COUNTRYSIDE UNIT 6, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 7, 1967 AS DOCUMENT 2339711, IN COOK COUNTY, ILLINOIS

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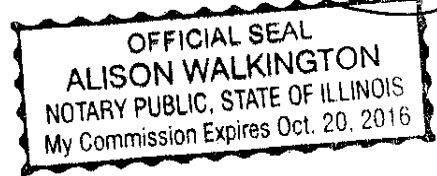
## STATEMENT BY GRANTOR AND GRANTEE

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 13, 2014

Signature: [Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said [Signature]  
This 13 day of January, 2014  
Notary Public [Signature]

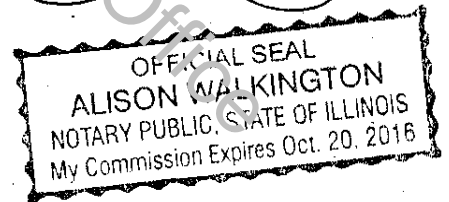


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 13, 2014

Signature: [Signature]  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said [Signature]  
This 13 day of January, 2014  
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.)