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REAL ESTATE TRANSFER TAX

20-Apr-2015



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

06-35-400-117-1166 | 20150301673500 | 0-085-419-392

Doc#: 1511741015 Fee: \$44.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 04/27/2015 09:39 AM Pg: 1 of 4

SPECIAL WARRANTY DEED
 ILLINOIS STATUTORY
 INDIVIDUAL

First American Title
 Order # 2622315

HUD Ref: 37-508563

First American Title Insurance Company
 27775 Diehl Road
 Warrenville, IL 60555

THIS AGREEMENT, made and entered into this 14 day of April, 2015, 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 Q Homes Limited, an Illinois Corporation 1080 Nerge Road, Suite 204, Elk Grove Village, IL 60007 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 360 Newport Ln, Unit C1, Bartlett, Cook County, IL 60103, which is legally described as follows:

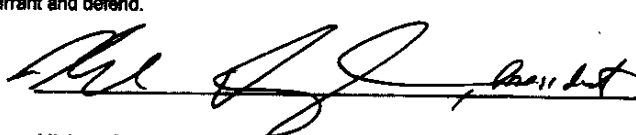
See Exhibit "A" attached hereto and made a part hereof

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.

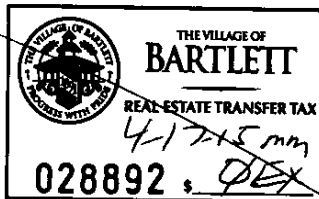
Buyer's Acknowledgement:



Michael Quaglia, President
 Print Name(s)



First American Title Insurance Company



HUD Special Warranty Deed - Individual

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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 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:

John Amer Drake
Walter Cunningham

Secretary of Housing and Urban Development

By: Jennifer Lee
Jennifer Lee
For the United States Department of Housing and Urban Development, an agency of the United States of America.

Jennifer Lee
As HUD's Designated Agent

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

Date: 4-17-15 John Amer Drake
Buyer, Seller, or Representative

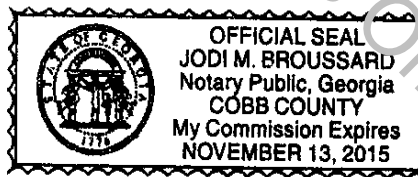
STATE OF GA)
COUNTY OF Fulton) SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jennifer Lee, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 04-14-15, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Q Homes Limited, 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 14 day of April, 2015.

Jodi M. Broussard
Notary Public
My commission expires: 11-13-15

Mail to:
Dennis M. Nolan, Esq.
221 West Railroad Avenue
Bartlett, Illinois 60103
Name and Address of Taxpayer:
Q Homes Limited
1080 Nerge Road, Suite 204
Elk Grove Village, Illinois 60007



Prepared By:
Dennis M. Nolan, Esq.
221 West Railroad Avenue
Bartlett, Illinois 60103



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Exhibit "A" -- Legal Description

UNIT 8-B-1-2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HEARTHWOOD FARMS CONDOMINIUM PHASE 1 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 26083807, AND AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2
EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DOCUMENT NUMBER 26083806, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s):

08-35-400-117-1168



*First American
Title Insurance Company*

HUD Special Warranty Deed - Individual

Property of Cook County Clerk's Office

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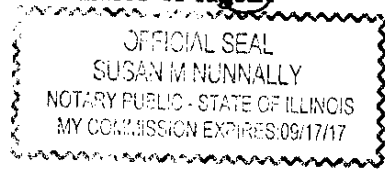
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed 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 April 17, 2015

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said agent
This 17 day of April, 2015.
Notary Public [Signature]

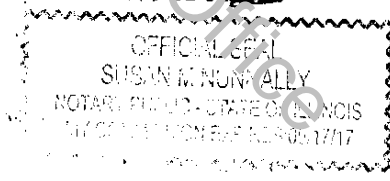


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 17, 2015

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said agt
This 17 day of April, 2015.
Notary Public [Signature]



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.)