

FIDELITY NATIONAL TITLE

UNOFFICIAL COPY

12/21  
06 15035622  
SPECIAL WARRANTY DEED

Doc#: 1603356242 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/02/2016 12:43 PM Pg: 1 of 4

Case No: 137-549531

Dec ID 20151201654499  
ST/CO Stamp 1-209-467-456

Fidelity National Title  
6250 W. 95<sup>th</sup> St.  
Oak Lawn, IL 60453

THIS AGREEMENT, made and entered into this 15<sup>th</sup> day of ~~December~~ JANUARY, 2016, 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 **TATJANA ADRIAN**, 619 Westwood Ct, Wheeling, IL 60090, 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 **HUD Property Address** 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: Tatjana Adrian  
TATJANA ADRIAN

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

VILLAGE OF WHEELING ILLINOIS  
Real Estate Transfer Approved  
Initials MA Date 12/23/15

# UNOFFICIAL COPY

Signed, sealed and  
Delivered in the present of:

Secretary of Housing and Urban Development

Home Telos, LP as Asset Manager  
Contractor for C-OPC-23632

By: \_\_\_\_\_

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.

[Signature]

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

REAL ESTATE TRANSFER TAX 15-Jan-2016



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

03-09-401-092-0000 | 20151201654499 | 1-209-467-456

1/15/16  
Date

Tatjana  
Buyer, Seller or Representative

STATE OF Tennessee

COUNTY OF Davidson

SS

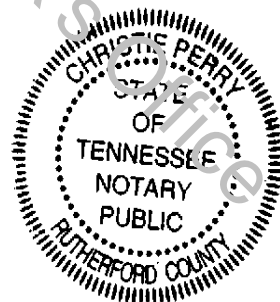
RON HUTCHISON

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 1/15/16, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of HomeTelos, 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 13 day of January, 2016.

[Signature]  
Notary Public

My commission expires: 7/8/2018



PREPARED BY AND MAIL TO:  
Suellen Kelley-Bergerson  
Attorney at Law  
3502 W. 95<sup>th</sup> St.  
Evergreen Park, IL 60805

SEND SUBSEQUENT TAX BILLS:  
Tatjana Adrian  
3014 N. Schoenbeck St.  
Arlington Heights, IL 60004

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**LEGAL DESCRIPTION**

THE SOUTH 100 FEET OF THE NORTH 533 FEET OF THE EAST 435.6 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NO. 03-09-401-092-0000

PROPERTY ADDRESS: 3014 N. SCHOENBECK ST., ARLINGTON HEIGHTS, IL 60004

Property of Cook County Clerk's Office

PROPERTY ADDRESS:  
3014 N. SCHOENBECK ST.,  
ARLINGTON HEIGHTS, IL 60004

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FIDELITY NATIONAL TITLE

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000  
FAX: (312) 621-5033

## 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 1/15/16 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said agent

this 15 day of January  
2016

[Signature]  
Notary Public



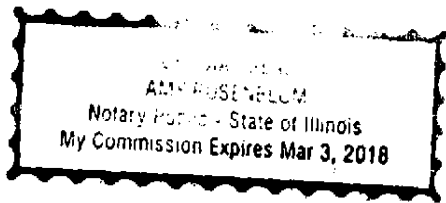
The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 1/15/16 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said TATIANA ADRIAN

this 15 day of January  
2016

[Signature]  
Notary Public



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.]

