

SPECIAL WARRANTY DEED

Case No: 137-511385

Fidelity National Title
920 Davis Road Suite 200
Elgin, IL 60123



Doc#: 1605446034 Fee: \$46.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/23/2016 02:15 PM Pg: 1 of 4

THIS AGREEMENT made and entered into this 17th day of February, 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 **Eli Vera**, **1106 Price Drive, Elgin, IL 60120**, his/her/their heirs and assigns, party(ies) of the second part.

* a married man

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 **1399 Borden Drive, Elgin IL 60120** 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:

Eli Vera
Eli Vera

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

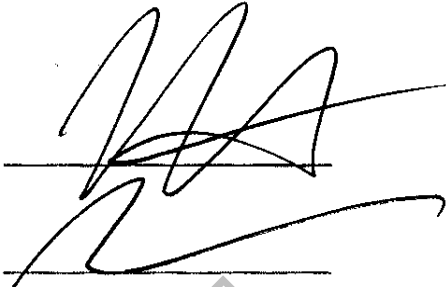
REAL ESTATE TRANSFER TAX		19-Feb-2016
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00



UNOFFICIAL COPY

Signed, sealed and
Delivered in the present of:

Secretary of Housing and Urban Development



By: HomeTelos, LP as Asset Manager
Contractor for C-OPC-23632

For HUD by: William Mason Closing Manager
for the United States Department of Housing and Urban
Development, an agency of the United States of America.

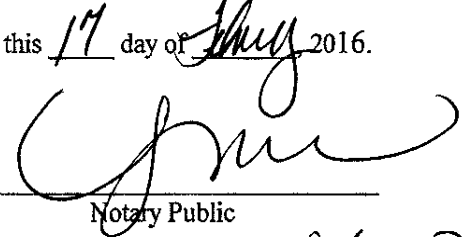
"EXEMPT" under provisions of Paragraph (b),
Section 4, Real Estate Transfer Tax Act.

2-26-2016
Date Buyer, Seller or Representative

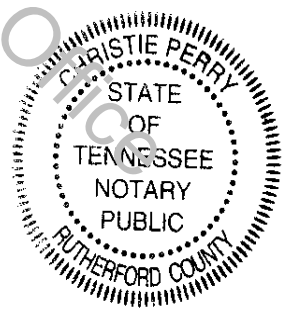
STATE OF Illinois)
COUNTY OF Madison) SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William Mason, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 2/19/16, 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 17 day of July 2016.


Notary Public

My commission expires: 7/8/2018



PREPARED BY AND MAIL TO:
Law Office of Melissa Barbosa-Guzman
217 N. McLean Boulevard Suite 1-A
Elgin IL 60123

SEND SUBSEQUENT TAX BILLS:
Eli Vera
1399 Borden Drive
Elgin IL 60120

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LEGAL DESCRIPTION

LOT 87 IN PARKWOOD EAST UNIT 2, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 1978 AS DOCUMENT NO. 24614508 AND THE CERTIFICATE OF CORRECTION THEREOF RECORDED OCTOBER 20, 1978 AS DOCUMENT NO. 24681307, IN COOK COUNTY, ILLINOIS.

PIN: 06-17-105-019-0000

Property of Cook County Clerk's Office

PROPERTY ADDRESS:
1399 Borden Drive
Elgin IL 60120

UNOFFICIAL COPY



FIDELITY NATIONAL TITLE
20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

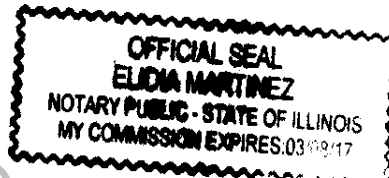
PHONE: (312) 621-5000
FAX: (312) 621-5033

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 2/19/2016, Signature: [Signature]
Grantor or Agent

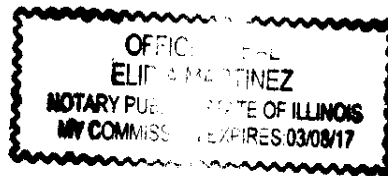
Subscribed and sworn to before me by the
said grantor
this 19th day of February
2016
[Signature]
Notary Public



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 2/19/2016, Signature: X [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said grantee
this 19th day of February
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.]