

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



File No: 137-484819

Doc#: 1626322188 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/19/2016 03:24 PM Pg: 1 of 3

CA Guaranty National Title Company  
CA Address 36 W. Randolph St.,  
CA Address Suite 800  
CA Address Zip Chicago, IL 60601

① GNT # 16-0263

THIS AGREEMENT, made and entered into this 16 day of September, 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 HOME DEALS CHICAGO CORP. of 917 W WASHINGTON #100 CHICAGO, IL 60607 and AMMAR MOHAMMED CANTEENWALA of 203 N GADSDEN DR, MILPITAS, CA 95035 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 3125 W FULLERTON AVE UNIT 210, CHICAGO, IL 60647 which is legally described as follows:

PARCEL 1: UNIT 210 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LOGAN VIEW CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0608331075, IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. B-71, A LIMITED COMMON ELEMENTS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PIN: 13-36-100-034-1009

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: Ammar Mohammed Canteenwala by [Signature]  
his attorney in fact  
[Signature]  
Home Deals Chicago Corp by its President

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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 present of:

Secretary of Housing and Urban Development

[Signature]

By: AlpineFP as Asset Manager  
Contractor for D020458-10-D-04  
For HUD by: [Signature] 9/15/16  
Grace Feguer, Closing Manager

[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.

Date 9/16/16 Buyer, Seller or Representative Ammar Mohammed Canteenwala by [Signature] his attorney in fact

STATE OF Tennessee )  
COUNTY OF Davidson )

SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Grace Feguer, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 9/16, 2016, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of AlpineFP, 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.

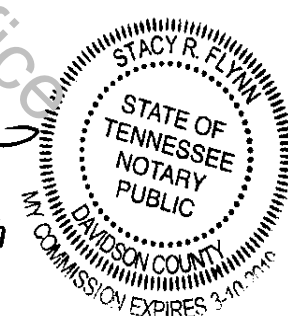
Witness my hand and official seal this 15 day of September, 2016

REAL ESTATE TRANSFER TAX		20-Sep-2016
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

13-36-100-034-1009 | 20160801646411 | 0-178-227-008

Stacy R. Flynn  
Notary Public

My commission expires: 3-10-2019



REAL ESTATE TRANSFER TAX	20-Sep-2016
CHICAGO:	1,788.75
CTA:	0.00
TOTAL:	1,788.75*

13-36-100-034-1009 | 20160801646411 | 1-381-386-048

\* Total does not include any applicable penalty or interest due.

**PREPARED BY AND MAIL TO:**

CA Guaranty National Title Company  
CA Address 36 W. Randolph St.  
CA Address Suite 800  
CA zip Chicago, IL 60601

**SEND SUBSEQUENT TAX BILLS:**

AMMAR MOHAMMED CANTEENWALA  
203 N GADSDEN DR  
MILPITAS, CA 95035

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## LEGAL DESCRIPTION

PARCEL 1: UNIT 210 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LOGAN VIEW CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0608331075, IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. B-31, A LIMITED COMMON ELEMENTS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PIN: 13-36-100-034-1009

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PROPERTY ADDRESS: 3125 W FULLERTON AVE UNIT 210, CHICAGO, IL 60647

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Property of Cook County Clerk's Office