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Doc# 1627039197 Fee \$48.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Affidavit Fee: \$2.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 09/26/2016 02:18 PM Pg: 1 of 6

Property of Cook County Clerk's Office

TO Record: *Special Warranty Deed*

Return to: *Lynn Paiva*

Burnet Title
1301 W. 22nd Street
Oak Brook, Il 60523

S Y
P 6/66
S N
A N
SC Y
E Y
NT Y, W

UNOFFICIAL COPY**SPECIAL WARRANTY DEED**File No: 137-654176CA Burnett Title - 16-01597CA Address 1301 W. 22nd Street, Suite 510CA Address Oak Brook, ILCA Address Zip 60523

BT #16-01597 (TRG) 1/2

THIS AGREEMENT, made and entered into this 3rd day of June, 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 Utpalaben Patel 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 1243 E. Baldwin Lane Unit 108, Palatine, IL 60074 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: U. B. Patel

REAL ESTATE TRANSFER TAX

08-Sep-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

02-12-200-021-1045

| 20160601615948 | 0-776-624-960

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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:

~~HomeTrics, LP as Asset Manager~~
Secretary of Housing and Urban Development
Contractor for C-OPC-23632

By: _____

For HUD by: _____
Christie Perry, Assistant Closing Manager

Regina Evans
Quinn Myers

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 _____ Payer, Seller or Representative
STATE OF Tennessee)
COUNTY OF DAVIDSON) SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christie Perry, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 6/3, 2016, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of ~~HomeTrics~~, 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 1st day of June, 2016.



Mitchell Watson
Notary Public

My commission expires: 5/5/2020

PREPARED BY AND MAIL TO:

CA DOUGLAS D. DANIELSON
CA Address 1023 HUNTINGTON DRIVE
CA Address AURORA, IL
CA zip 60506

SEND SUBSEQUENT TAX BILLS:

Utpalaben Patel
1243 E. Baldwin Lane
Unit 108
Palatine, IL 60074

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LEGAL DESCRIPTION

See Attached Legal Description

PROPERTY ADDRESS: 243 E. Baldwin Lane Unit 108, Palatine, IL 60074

Permanent Index Number(s): 02-12-200-021-1045

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 108 IN SAN TROPAL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE SOUTH 780.00 FEET, AS MEASURED AT RIGHT ANGLES OF THE SOUTH LINE THEREOF, OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 23448135, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS DEFINED AND SET FORTH IN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR SAN TROPAL PLANNED RESIDENTIAL DEVELOPMENT, MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1067400, DATED MARCH 31, 1976 AND RECORDED APRIL 12, 1976 AS DOCUMENT NUMBER 23448134 AND CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1067400, TO JOSEPH E. TURLEY AND VIRGINIA E. TURLEY, HIS WIFE DATED JULY 22, 1977 AND RECORDED AUGUST 3, 1977 AS DOCUMENT 24041775, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 02-12-200-021-1045

For informational purposes only, the subject parcel is commonly known as:

1243 E. Baldwin Lane Unit 108, Palatine, IL 60074

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 6/1/2016

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

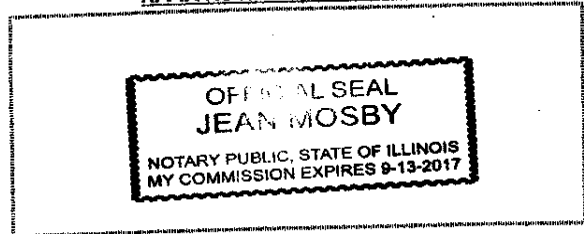
Subscribed and sworn to before me, Name of Notary Public: Jean Mosby

By the said (Name of Grantor): Lynn Pavia AS Agent

On this date of: 6/1/2016

NOTARY SIGNATURE: Jean Mosby

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 6/1/2016

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

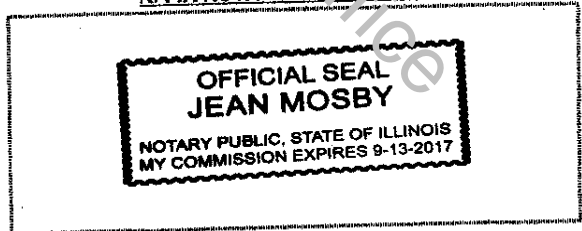
Subscribed and sworn to before me, Name of Notary Public: Jean Mosby

By the said (Name of Grantee): Lynn Pavia AS Agent

On this date of: 6/1/2016

NOTARY SIGNATURE: Jean Mosby

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**)