

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

FHA File Number: 137-047906

Lakeland Title Services  
1300 Iroquois Avenue, Suite 100  
Naperville, IL 60563

File Number: 1006654 **1063**



\*1717239166\*

Doc# 1717239166 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/21/2017 03:09 PM PG: 1 OF 4

THIS AGREEMENT made and entered into this 18 day of May, 2017, 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 MARYS LANE, LLC of 1S358 Marys Lane, Lombard, IL 60148 and TOPSTONE 41, LLC of 4730 S. Fort Apache Road, Suite 300, Las Vegas, NV 89147 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 940 PATRICIA 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 encumbered 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: Bunde Morgan as auth agent  
MARYS LANE LLC

Buyer's Acknowledgement: Kent Mark by Bunde Morgan  
TOPSTONE 41, LLC *as auth agent*

REAL ESTATE TRANSFER TAX		13-Jun-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
06-07-114-024-0000   20170501652111   1-404-031-424		



S Y  
P 4GG  
S N  
M N  
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INT DRC

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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]  
Stacy Jacobs

By: Alpine FP as Asset Manager  
Contractor for DU204SB-16-D-04  
For HUD by: [Signature] 5/15/17  
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.

5/18/17 [Signature]  
Date Buyer, Seller or Representative

STATE OF Tennessee,  
COUNTY OF Davidson )  
COOK COUNTY, ) SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Grace Fequer, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 5/15, 20 17, by the virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on the behalf of Alpine FP 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 know 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 May, 2017.



NOTARY PUBLIC  
Christina L. Clark  
My Commission Expires  
STATE OF TENNESSEE

Christina L. Clark  
Notary Public  
My Commission Expires: 3-21-2020

Prepared By and Mail To:  
Lakeland Title Services  
Brenda L. Murzyn Esq.  
1300 Iroquois Ave, Suite 125  
Naperville, IL 60563

Send Subsequent Tax Bills To:  
Topstone 41, LLC  
4730 S. Fort Apache Road, Suite 300  
Las Vegas, NV 89147

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## EXHIBIT A:

LOT 62 IN BENT TREE VILLAGE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY: 06-07-114-024-0000  
940 Patricia Dr, Elgin IL 60120

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 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 and hold title to real estate under the laws of the State of Illinois.

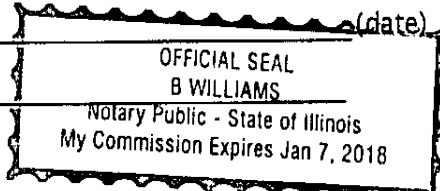
Date: 5/18/17

Signature: [Signature]  
Grantor

Grantor

Subscribed and Sworn before me on 5/18/17 (date)

[Signature]  
Notary Public



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 and hold title to real estate under the laws of the State of Illinois.

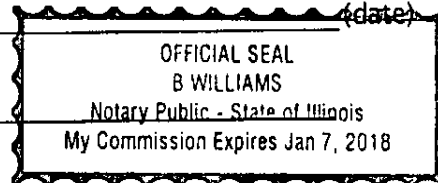
Date: 05/18/17

Signature: [Signature]  
Grantee

Grantee

Subscribed and Sworn before me on 5/18/17 (date)

[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 a Class A misdemeanor for subsequent offenses.