

# UNOFFICIAL COPY



\*1810942116D\*

Doc# 1810942116 Fee \$44.00

## SPECIAL WARRANTY DEED

File Number: 137-553142

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

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/19/2018 02:28 PM PG: 1 OF 4

#1008045

103

THIS AGREEMENT, made and entered into this 29th day of March, 2018, 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 CASTLEWATCH GROUP, LLC of 970 Castlewatch Drive, Fort Mill, SC 29708 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 2803 PERRY ROAD, FLOSSMOOR, IL 60422 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:

Bush Muggs as Auth Agent  
MARYS LANE LLC

Buyer's Acknowledgement:

Bush Muggs as Auth Agent  
CASTLEWATCH GROUP LLC

REAL ESTATE TRANSFER TAX

19-Apr-2018



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

31-12-405-023-0000

| 20180301627538 | 1-146-075-424

S Y  
P 4/10  
S N  
M N  
SC Y  
E Y  
INT (u)

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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

Stacy Jacobs  
Donny

By: AlpineFP as Asset Manager  
Contractor for DU2045B-16-D-01  
For HUD by: Grace H. Feguer  
Grace Feguer, Closing Manager

for the United States Department of Housing and Urban Development, an agency of the United States of America

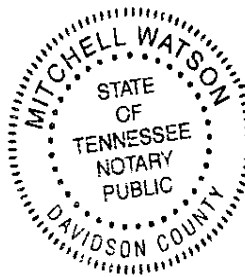
"EXEMPT" under provisions of Paragraph (b), Section 4, Real Estate Transfer Tax Act.

3/29/18 Kristen Murray  
Date Buyer, 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 Grace H. Feguer, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 3/29, 20 18, 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 26<sup>th</sup> day of March, 2018.



Mitchell Watson  
Notary Public

My Commission Expires: 5/5/2020

Prepared By and Mail To:  
Lakeland Title Services  
Brenda L. Murzyn  
1300 Iroquois Ave, Suite 100  
Naperville, IL 60563

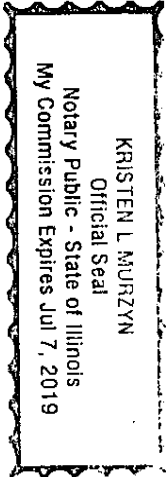
Send Subsequent Tax Bills To:  
Castletwatch Group LLC  
970 Castletwatch Drive  
Fort Mill, SC 29708

# UNOFFICIAL COPY

## 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.

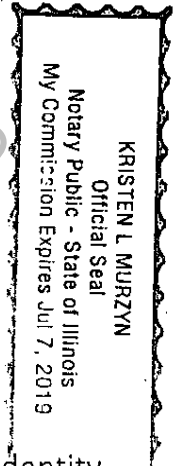
Date: 3/29/18  
Signature: [Handwritten Signature]  
Grantor  
\_\_\_\_\_  
Grantor



Subscribed and Sworn before me on 3/29/18 (date)  
[Handwritten 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: 3/29/18  
Signature: [Handwritten Signature]  
Grantee  
\_\_\_\_\_  
Grantee



Subscribed and Sworn before me on 3/29/18 (date)  
[Handwritten 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.

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## EXHIBIT A:

LOT 35 IN FLOSSMOOR DELLS, A SUBDIVISION OF THE SOUTH 1371.55 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH 1371.55 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD (EXCEPT THE EAST 684.94 FEET OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 AND EXCEPT THAT PART OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 CONVEYED TO PUBLIC SERVICE COMPANY OF ILLINOIS AS DOCUMENT NUMBER 8927301), ALL IN SECTION 12, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY: 31-12-405-023-0000  
2803 Perry Road, Flossmoor IL 60422

Property of Cook County Clerk's Office