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18248340320

SPECIAL WARRANTY DEED

Doc# 1824834032 Fee \$44.00

File Number: 137-535082

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

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/05/2018 11:11 AM PG: 1 OF 4

#1008871

103

THIS AGREEMENT, made and entered into this 29th day of August, 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, ADAM GOLLATZ, of ~~287 King Street, Apt. C, Charleston, SC 29401~~ and DEREK BOXWELL, of ~~411 Walnut Street 8599, Green Cove Springs, FL 32043~~ his/her/their heirs and assigns, party(ies) of the second part.
2140 N. 2nd St. Milwaukee, WI 53212

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 1951 NORTH MONTICELLO AVENUE, UNIT G, CHICAGO, IL 60647 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:
MARYS LANE LLC *auth. agent*

Buyer's Acknowledgement:
ADAM GOLLATZ

Buyer's Acknowledgement:
DEREK BOXWELL *attly-in-fact*

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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:

AlpineFP
Bonnie Bosurd

Secretary of Housing and Urban Development


AlpineFP as Asst Manager
Contractor for DU204SB-16-D-04

By: Grace Feguer
For HUD by: 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.

8/28/18 Kirsten Murray
Date Buyer, Seller or Representative



REAL ESTATE TRANSFER TAX		04-Sep-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

13-35-306-049-1005 | 20180801667312 | 0-572-407-968

* Total does not include any applicable penalty or interest due

STATE OF Tennessee)
COUNTY OF Davidson)

SS.

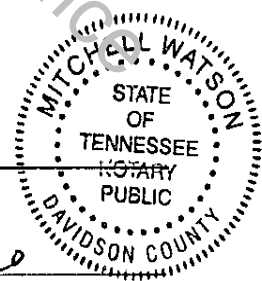
REAL ESTATE TRANSFER TAX		05-Sep-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-35-306-049-1005 | 20180801667312 | 0-795-664-544

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 8/28, 2018, 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 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 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 23rd day of August, 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:
Adam Gollatz & Derek Boxwell
~~287 King Street, Apt C 2140 N. 2nd St.~~
~~Charleston, SC 29401~~ Milwaukee, WI 53212

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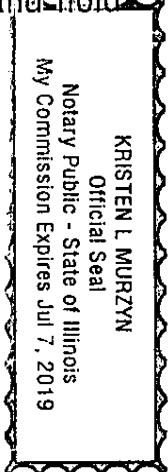
STATEMENT BY GRANTOR AND GRANTEE

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: 8/28/18

Signature: *N. Agar*
Grantor

Grantor



Subscribed and Sworn before me on 8/28/18 (date)

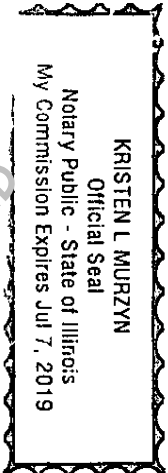
Kristen L. Murzyn
Notary Public

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: 8/28/18

Signature: *Stephanie Ambrose*
Grantee

Grantee



Subscribed and Sworn before me on 8/28/18 (date)

Kristen L. Murzyn
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:

PARCEL 1: UNIT NUMBER 1951-G IN MICHAEL MANOR ON MONTICELLO CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 10 AND 11 IN BLOCK 1 IN S. DELAMATER'S SUBDIVISION OF THE NORTH 430 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART, LYING BELOW ELEVATION 36.20 FEET CITY OF CHICAGO DATUM (SAID ELEVATION DESCRIBING A HORIZONTAL PLANE BETWEEN THE FIRST FLOOR CEILING AND THE TOP OF THE SECOND FLOOR) AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10, 47.64 FEET TO A POINT ON THE SOUTH FACE OF AN EXTERIOR BRICK WALL; THENCE WEST, ALONG SAID FACE 27.00 FEET TO A POINT ON THE EAST FACE OF AN EXTERIOR BRICK WALL; THENCE SOUTH ALONG SAID FACE, 6.95 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH FACE OF AN INTERIOR WALL; THENCE WEST ALONG SAID EXTENSION AND FACE, 21.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 11, SAID POINT BEING 54.59 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH ALONG SAID WEST LINE, 54.59 FEET TO SAID NORTHWEST CORNER OF SAID LOT 11; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 11, 18.97 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST FACE OF AN INTERIOR WALL; THENCE SOUTH, ALONG SAID EXTENSION AND FACE 32.32 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE EAST ALONG SAID FACE, 3.33 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE NORTH ALONG SAID FACE AND NORTHERLY EXTENSION THEREOF, 32.32 FEET TO A POINT ON THE AFORESAID NORTH LINE OF LOT 11; THENCE EAST, ALONG THE NORTH LINE OF SAID LOTS 10 AND 11, 25.70 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 0906503052, IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 4, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESID.

FOR INFORMATION ONLY: 13-35-306-049-1005
1951 N. Monticelle Ave, Unit G, Chicago IL 60647