

# UNOFFICIAL COPY

Doc# 1907357170 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/14/2019 12:45 PM Pg: 1 of 3

## SPECIAL WARRANTY DEED

Dec ID 20190201611113  
ST/CO Stamp 0-772-476-320 ST Tax \$111.50 CO Tax \$55.75

File No: 137-241925

CA Altima Title LLC  
CA Address 6444 N. Milwaukee Ave  
CA Address Chicago, IL  
CA Address Zip 60631

THIS AGREEMENT made and entered into this 10 day of MARCH, 2019, 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 MATT KOTAPKA, sole ownership 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 1029 BRUNSWICK HBR SCHAUMBURG, IL 60193 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:

Matt Kotapka

AT 190093  
for recording mail tax  
Altima Title, LLC  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

SD 3-7-19  
VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
36032

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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

AlpineFP as Asset Manager

By: Contractor for DU2045B-16-D-04

For HUD by: Grace Faguer  
Grace Faguer, Closing Manager

Dim Vignati

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

Bonnie Forsyth

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

3/10/19  
Date

Matt Kotapka  
Buyer, Seller or Representative

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

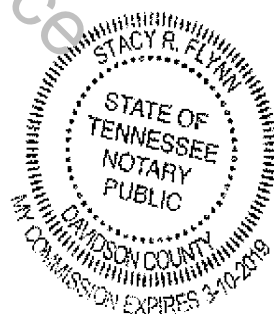
SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared GRACE H. FAGUER, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date MARCH 10, 2019, 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 10 day of MARCH, 2019.

Stacy R Flynn  
Notary Public

My commission expires: 3-10-2019



PREPARED BY AND MAIL TO:

CA Parikh Law Group, LLC  
CA Address 150 S. Wacker Dr, Ste. 2600  
CA Address Chicago, IL  
CA zip 60606

SEND SUBSEQUENT TAX BILLS:

MATT KOTAPKA  
802 Tamarac Blvd.  
Addison, IL 60101

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File No: AT190093

**EXHIBIT "A"****PARCEL 1:**

**UNIT NUMBER 4804 IN NANTUCKET COVE CONDOMINIUMS AS DELINEATED ON PLAT OF SURVEY (CONDOMINIUM) OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

**CERTAIN LOTS AND BLOCKS IN SUBDIVISIONS IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26 AND IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN**

**WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS COVENANTS AND RESTRICTIONS FOR NANTUCKET COVE AS HERETOFORE OR HEREAFTER AMENDED FROM TIME TO TIME, EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 47172 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22957844, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME .**

**PARCEL 2:**

**EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED JANUARY 8, 1975 AS DOCUMENT 22957843 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 21, 1974 AND KNOWN AS TRUST NUMBER 47172 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.**

**Property Address: 1029 BRUNSWICK HBR SCHAUMBURG, IL 60193  
Parcel ID Number: 07-26-302-055-1356**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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