



1916412083

Doc# 1916412083 Fee \$93.00

SPECIAL WARRANTY DEED

File Number: 137-123428

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

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/13/2019 04:09 PM PG: 1 OF 4

#2019-1011295

548

THIS AGREEMENT, made and entered into this 24th day of May, 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 MARYS LANE LLC, of 1S358 Marys Lane, Lombard, IL 60148 and NGF BUILDERS, LLC, of 800 Mark Twain Trail, Batavia, IL 60510, 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 619-621 HIAWATHA TRAIL, 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:

Brenda Ryan Auth Agent

MARYS LANE LLC

Buyer's Acknowledgement:

Brenda Ryan Auth Agent

NGF BUILDERS, LLC



REAL ESTATE TRANSFER TAX

12-Jun-2019

	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

S Y
P 466
S N
M Y
SC Y
E Y
INT DE

UNOFFICIAL COPY

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
Chronos Solutions, LLC

Catmisham
Jobbins

By: For HUD by [Signature]
Dustin Kinney Closing Specialist

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.

5/24/19 [Signature]
Date Buyer, Seller or Representative

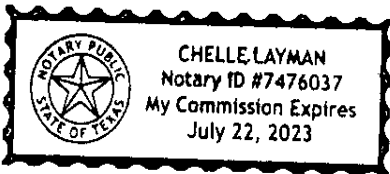
STATE OF Texas)
COUNTY OF Williamson) SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dustin Kinney, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date May 24th, 2019, 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 Chronos Solutions, LLC, 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 21 day of May, 2019.

[Signature]
Notary Public

My Commission Expires: _____



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

Send Subsequent Tax Bills To:
NGF Builders, LLC
800 Mark Twain Trail
Batavia, IL 60510

UNOFFICIAL COPY

LOT 47 IN LORDS PARK MANOR, UNIT 2, BEING A SUBDIVISION OF PART OF LOT 3 AND LOT 5 IN THE CIRCUIT COURT PARTITION OF PARTS OF SECTIONS 6 AND 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ELGIN, COOK COUNTY, ILLINOIS.

PIN: 06-07-307-005-0000

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

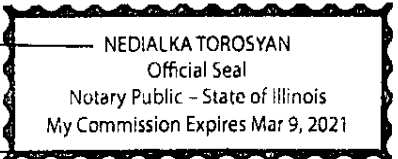
UNOFFICIAL COPY

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: 8/24/19

Signature: [Handwritten Signature]
Grantor



Grantor

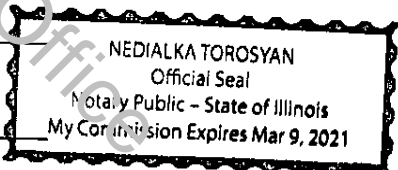
Subscribed and Sworn before me on 8/24/19 (date)

[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: 8/24/19

Signature: [Handwritten Signature]
Grantee



Grantee

Subscribed and Sworn before me on 8/24/19 (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.