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Doc#: 2216418005 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/13/2022 07:14 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

HUD Case# 137-558057

Dec ID 20220601644489
ST/CO Stamp 1-280-266-320 ST Tax \$188.50 CO Tax \$94.25

File No: 22-140917

Advisor's Title Network LLC
900 Skokie Blvd, Suite 127
Northbrook, IL 60062
(847) 496-9100

THIS AGREEMENT, made and entered into this 9 day of June, 2022 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 Nadejda Kerova, a single woman of 15 Bar Harbor Rd, Unit 408, Schaumburg IL 60193 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 **110 S DUNTON AVE., UNIT 2L, ARLINGTON HEIGHTS IL 60005** 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: _____


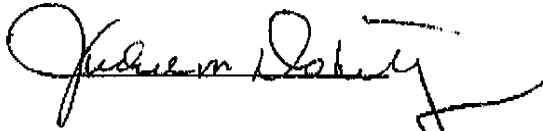
Nadejda Kerova

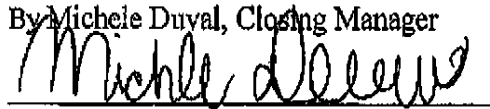
IN WITNESS WHEREOF, the undersigned has set his/her hand and seal for and on behalf of the Secretary of Housing and Urban Development, under authority and by virtue of a delegation of authority by the Department of Housing and Urban Development

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Signed, sealed and
Delivered in the present of:

Secretary of Housing and Urban Development

By Michele Duval, 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.

06/10/22
Date Buyer, Selier or Representative

STATE OF NEW HAMPSHIRE)
) SS.
COUNTY OF HILLSBOROUGH)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Secretary of Housing and Urban Development By Michele Duval, Closing Manager, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date June 9, 2022 by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of 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 9 day of June, 2022.


JUDITH M. DOHERTY Judith M. Doherty Notary Public
Notary Public - New Hampshire
My Commission Expires February 19, 2025
My commission expires: 19 February 2025

PREPARED BY AND MAIL TO:
Donika Nikolov
Law Office of Donika Nikolov
2100 Manchester Rd Ste 1632
Wheaton IL 60187

SEND RECORDED INSTRUMENT
AND SUBSEQUENT TAX BILLS:
Nadejda Kerova
15 Bar Harbor Rd, Unit 408
Schaumburg, IL 60193

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LEGAL DESCRIPTION

UNIT 2L AS DELINEATED IN SURVEYS OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

PARCEL 1:

LOTS 2 AND 3 IN SIGWALT'S SUBDIVISION OF THE NORTH 1/2 OF THE WEST 15 ACRES OF THE NORTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 2 CHAINS OF THE NORTH 4.25 CHAINS OF THE EAST 2.50 CHAINS OF THE WEST 10 CHAINS OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEYS ARE ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER TRUST NO. 39135, RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENTS NUMBER LR 2536499 TOGETHER WITH AN UNDIVIDED 3.4 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEYS) ALSO TOGETHER WITH AN EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P6 AND P53 AS DEFINED AND DELINEATED IN SAID DECLARATION AND SURVEYS, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:

110 S DUNTON AVE., UNIT 2L, ARLINGTON HEIGHTS IL 60005

PIN: 03-32-101-042-1009

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

10-Jun-2022



COUNTY:
ILLINOIS:
TOTAL:

94.25
188.50
282.75

03-32-101-042-1009

20220601644489

1-280-266-320