

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

File No: AT230041M

CA: ALTIMA TITLE  
CA Address 6444 N. Milwaukee Ave.  
CA Address: Chicago, IL  
CA Address Zip: 60631

Doc#: 2307606397 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/17/2023 01:55 PM Pg: 1 of 3

Dec ID 20230301664271  
ST/CO Stamp 1-313-550-544

THIS AGREEMENT, made and entered into this 10<sup>th</sup> day of March, 2023 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 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 11508 LAKE SHORE DR ORLAND PARK, IL 60467 which is legally described as follows:

See attached Exhibit A

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

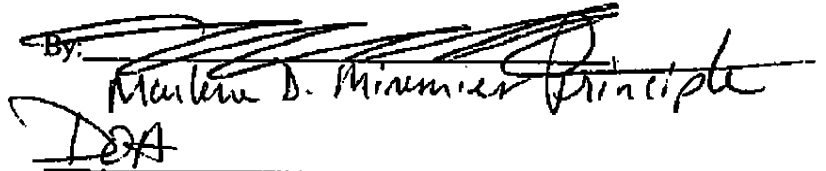
AT230041M11  
After recording mail to:  
Altima Title, LLC.  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

# 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

By:   
Madeline M. Minner

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

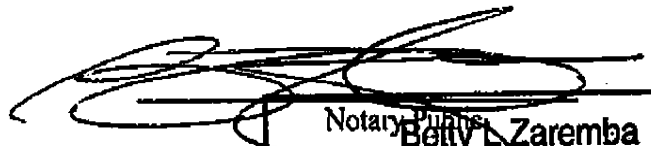
**"EXEMPT" under provisions of Paragraph (b),  
Section 4, Real Estate Transfer Tax Act.**

3-15-23  
Date Buyer, Seller or Representative

STATE OF New Hampshire )  
COUNTY OF Belknap )  
SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Madeline M. Minner, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date March 10, 2023, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her act and deed on 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 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, 2023.

  
Notary Public  
Betty Zaremba  
Notary Public, State of New Hampshire  
My Commission Expires May 04, 2027

PREPARED BY AND MAIL TO:

CA MATT KOTAPKA  
CA Address 3109 Drury Lane  
CA Address Carpentersville, IL  
CA zip 60110

SEND SUBSEQUENT TAX BILLS:

MATT KOTAPKA  
3109 Drury Lane  
Carpentersville, IL  
60110

# UNOFFICIAL COPY

## EXHIBIT "A"

### PARCEL 1:

THE NORTHWESTERLY 25.00 FEET OF THE SOUTHEASTERLY 61.0 FEET OF THAT PART OF LOT 249 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST MOST NORTHEAST CORNER OF SAID LOT 249 THENCE SOUTH 38 DEGREES 06 MINUTES 30 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 249, A DISTANCE OF 17.46 FEET; THENCE NORTH 51 DEGREES 53 MINUTES 30 SECONDS WEST A DISTANCE OF 31.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 36 DEGREES 06 MINUTES 27 SECONDS WEST 80.00 FEET; THENCE NORTH 53 DEGREES 53 MINUTES 33 SECONDS WEST 197.00 FEET; THENCE NORTH 36 DEGREES 06 MINUTES 27 SECONDS EAST, 80.00 FEET; THENCE SOUTH 53 DEGREES 53 MINUTES 33 SECONDS, EAST 197.00 FEET TO THE HEREIN DESIGNATED POINT OF BEGINNING, IN THE PRESERVE AT MARLEY CREEK PHASE II, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1998 AS DOCUMENT 98728898 AND CERTIFICATES OF CORRECTION RECORDED AUGUST 26, 1998 AS DOCUMENT 98759402 AND SEPTEMBER 17, 1998 AS DOCUMENT 98831699 IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS TO AND EGRESS TO THE PUBLIC STREETS AND ROADS OVER AND ACROSS THE DRIVEWAYS AND WALKWAYS LOCATED ON THE "COMMUNITY AREA" ALL AS SET FORTH IN THE DECLARATION FOR THE PRESERVES TOWNHOMES RECORDED DECEMBER 15, 1998 AS DOCUMENT 08136910, IN COOK COUNTY, ILLINOIS.

Property Address: 11508 LAKE SHORE DR ORLAND PARK, IL 60467  
Parcel ID Number: 27-31-405-016-0000