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2002-02-21 09:08:05

Cook County Recorder

25.50

WARRANTY DEED

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131-703525

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AFTER RECORDING RETURN THIS INSTRUMENT TO:

KOKOSZKA & JANCZUR ATTORNEYS AT LAW 7240 ARGUS DRIVE ROCKFORD, IL 61107 0020201587

197699

THIS INTURE, made and entered into this day of JANUARY 2002, by and between Mel Maninez, 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 EDWARD V. ROSS, 826 S. 13TH AVE., MAYWOOD, IL 60153, his/her/their heirs and assigns, party(ies) of the second part.

WITNESSETH that for and 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, tell, convey and confirm unto the said party(ies) of the second part, the following described real estate, commonly known as 1915 S. 25TH AVE., MAYWOOD, IL 60153, 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, easyments, 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 he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons, claiming same by, through or under him/her but no further of otherwise.

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal as Attorney-In-Fact for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of a Limited Power of Attorney executed on October 4, 1999,

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by Charles E. Gardner, Director, Atlanta Single Family Homeownership, Center, on behalf of United States Department of Housing and Urban Development, of record as document number 09006026 in the Office of the Cook County Recorder, Illinois.

Signed, sealed and Delivered in the presence of:	Secretary of Housing and Urban Development
Derivered in the presence of.	By:
A line to	for the United States Department of Housing and Urban Development, an agency of the United States of America.
"EXEMPT" under previsions of Paragraph (b), Section 4, Real Estate Transfer Tax Act.	
ilaloz Kenes	or Representative
STATE OF CALIFORNIA	
COUNTY OF <u>ORANGE</u>) SS.
personally well known to me and known and the person who executed date	virtue of the above cited authority and acknowledged, free act and deed as Attorney-In-Fact for the Secretary of Washington, D.C. also known as the United States evelopment, an agency of the United States of America. Seal this
Cammission # 1210 Norary Public — Calif Orange County	fomia s NOTART FOBLIC
My Comm. Expires Feb	9,203 My commission
PREPARED BY:	SEND SUBSEQUENT TAX BILLS & MAIL TO:
KOKOSZKA & JANCZUR 140 S. Dearborn, Suite 1610 Chicago, Illinois 60603	Edward V. Ross. 1915 South 25th Avenue 314W
OF PARAGRAPH (A), SECTION (5) OF VILLAGE OF MAYWOOD	
REAL EL TATE TRANSFER TAX ORDINANCE	MAYWOOD, IL 60153
Lark Kindle O/160	

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Marinage

THE SOUTH 40 FEET OF LOT 103 (EXCEPT THE WEST 7 FEET THEREOF) IN THIRD ADDITION TO BROADVIEW ESTATES OF THE WEST ½ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #15-15-398-038 C/K/A 1915 SC/TH 25TH AVENUE, MAYWOOD, IL 60153

The purpose of the following covenant is to insure that the property conveyed herein is used for homeownership and is occupied as a primary residence by a police officer in accordance with the objectives of the Grantor's Officer. Next Door Sales Program. Grantee, a Police Officer shall own and occupy, as a primary residence, the property conveyed herein. This covenant shall be subject and subordinate to any mortgage or deed of trust executed by Grantee to finance or refinance the acquisition of the property conveyed herein and shall be extinguished upon the foreclosure of such mortgage or the conveyance of the property by deed in lieu of interclosure. The covenants and conditions contained in this paragraph shall be of no further effect, and shall not be enforceable on or after three years from the date of closing) or unless term nated earlier in writing by Grantor. The acceptance of this deed by the grantee shall constitute an acceptance of the use restrictions described in this paragraph.

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