

# UNOFFICIAL COPY



Chicago Title Insurance Company

## SPECIAL WARRANTY DEED (Corporation to Individual)

0020832833

9707/0209 45 001 Page 1 of 3  
2002-07-30 12:02:09  
Cook County Recorder 25.50



0020832833

THIS INDENTURE, made this 23rd day of July, 2002 between NHS REDEVELOPMENT CORP., a non-profit corporation, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and RITHA C. SHIELDS, single person,

(GRANTEE'S ADDRESS) 6705 SOUTH MICHIGAN AVENUE, CHICAGO, Illinois \_\_\_\_\_

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 42 IN BLOCK 8 IN AVONDALE ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6328 S TALMAN, CHICAGO, ILLINOIS 60629  
PIN # 19-24-202-032-0000

**SUBJECT TO:** as per contract.

Permanent Real Estate Index Number(s): 19-24-202-032-0000  
Address(es) of Real Estate: 6328 SOUTH TALMAN, CHICAGO, Illinois 60629

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns; 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 charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

TICOR TITLE - 486687

PROPERTY OF COOK COUNTY CLERK'S OFFICE

3  
SW

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Property of Cook County Clerk's Office

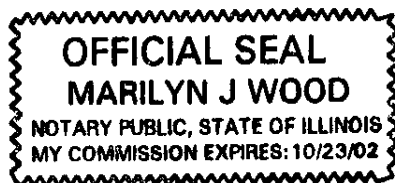
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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its ASSISTANT SECRETARY, and attested by its ASSISTANT SECRETARY, the day and year first above written.

NHS REDEVELOPMENT CORP., a non-profit corporation

By Angie Marks  
ANGIE MARKS  
ASSISTANT SECRETARY

Attest Floyd A. Gardner III  
FLOYD A. GARDNER, III  
ASSISTANT SECRETARY



20832833

STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that ANGIE MARKS personally known to me to be the ASSISTANT SECRETARY of the NHS REDEVELOPMENT CORP., a non-profit corporation and FLOYD A. GARDNER, III personally known to me to be the ASSISTANT SECRETARY, of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such ANGIE MARKS and ASSISTANT SECRETARY they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of July, 2002  
Marilyn J Wood (Notary Public)

Prepared By: Marilyn J. Wood  
1140 Lake St. - #302  
Oak Park, Illinois 60301

Mail To:  
RITHA C. SHIELDS  
6705 SOUTH MICHIGAN AVENUE  
CHICAGO, Illinois

Name & Address of Taxpayer:  
RITHA C. SHIELDS  
6328 SOUTH TALMAN  
CHICAGO, Illinois 60629

CITY OF CHICAGO

CITY TAX

JUL. 26. 02

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000005469

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00675.00                 |
| FP 102803                |

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX

JUL. 26. 02

REVENUE STAMP

# 000004714

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00045.00                 |
| FP 326707                |

STATE OF ILLINOIS

STATE TAX

JUL. 26. 02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000004779

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00090.00                 |
| FP 102809                |

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## AFFIDAVIT

I, RITHA C. SHIELDS, Purchaser, and NHS REDEVELOPMENT CORPORATION, Seller, this 23<sup>TH</sup> day of July, 2002, hereby state under oath as follows:

1. I am purchasing from NHS REDEVELOPMENT CORPORATION, ("Seller"), 11001 S. Michigan Avenue, Chicago, Illinois, 60628, that certain real property commonly known as 6328 S. Talman St., Chicago, Illinois 60629 ("Property").

2. This single family/two unit housing unit was acquired by Seller pursuant to an agreement between the Secretary of Housing and Urban Development ("HUD") under the terms of the HUD ACA program.

3. In conjunction with my purchase of the property, I have supplied certain information to Seller or to my lender concerning income and employment.

4. I approved the transmission of such income and employment information to NHS Redevelopment Corporation, which I understand was utilized to determine if I, as the purchaser of the property, meets the HUD/ACA guidelines concerning income and employment eligibility.

5. I have been notified by Seller that I meet the HUD ACA guidelines.

6. The repairs required by the HUD ACA agreement section 9.1 have been completed.

7. The price of this sale complies with the resale price restriction in Agreement Section 10.3.

8. Purchaser affirms that she intends to occupy the property as her primary residence for at least three (3) years from the date of closing as required by section 10.2 of the HUD ACA Agreement.

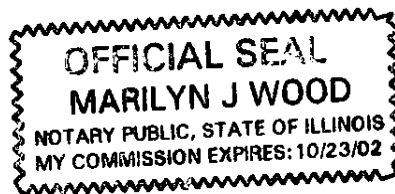
Further Affiants Sayeth Naught.

NHS REDEVELOPMENT CORPORATION,

By: Floyd A. Gardner III  
Floyd A. Gardner III, Director of Neighbor Homes

Purchaser: Ritha C. Shields

Subscribed and sworn to before me this  
23rd day of July, 2002.  
Marilyn J Wood  
Notary Public



20832833