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2002-08-23 11:18:19
Cook County Recorder 25.50

WARRANTY DEED

131-464525

9658 1/3
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AFTER RECORDING RETURN
THIS INSTRUMENT TO:

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

214253

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sw

THIS INSTRUMENT, made and entered into this 12 day of JUNE, 2002, by and between Mel Marantz, 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 STEPHANIE J. HARRIS, 4318 W. MAYPOLE AVE., CHICAGO, IL 60624, 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, sell, convey and confirm unto the said party(ies) of the second part, the following described real estate, commonly known as 5244 W. BLOOMINGDALE AVE., CHICAGO, IL, 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. 567).

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 he/she is lawfully seized in fee of the aforescribed 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,

STEPHANIE J. HARRIS
2ND FLOOR
CHICAGO, ILLINOIS

LOT 36 IN DAN BOOTH'S SUBDIVISION OF THE SOUTH 12-3/4 ACRES OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #13-33-309-019

C/K/A 5744 WEST BLOOMINGDALE, CHICAGO, IL 60639

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 teacher in accordance with the objectives of the Grantor's Teacher Next Door Sales Program. Grantee, a teacher 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 foreclosure. The covenants and conditions contained in this paragraph shall be of no further effect, and shall not be enforceable on or after 08.19.2005, (three years from the date of closing) or unless terminated 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