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00231057

2/38/0027 02 001 Page 1 of 4
2000-04-03 10:36:40
Cook County Recorder 27.50

WARRANTY DEED

131-649619 98059

AFTER RECORDING RETURN
THIS INSTRUMENT TO:

Ruby Turner
6507 So. Talman
Chicago, IL 60629



00231057

THIS INDENTURE, made and entered into this 18th day of FEBRUARY, 2000, by and between Andrew M. Cuomo, 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 RUBY J. TURNER, A SINGLE PERSON, 8932 SOUTH HERMITAGE, CHICAGO, ILLINOIS 60620, 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 6507 SOUTH TALMAN, CHICAGO, ILLINOIS 60629, 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 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 or otherwise.

"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 foreclosure. The covenants and conditions contained in this paragraph shall terminate, shall be of no further effect, and shall not be enforceable on or after [date of third year anniversary 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."

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, 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

By: Jesse Hertstein

Alan Patton

Debra L. Lane

_____, Attorney-In-Fact
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

Date 2-18-00

Jesse Hertstein
Buyer, Seller or Representative

STATE OF ILLINOIS)

COUNTY OF Cook)

SS.)

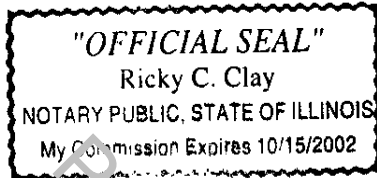
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jesse Hertstein, who is personally well known to me and known to me to be the duly appointed, Attorney-In-Fact, and the person who executed the foregoing instrument bearing the date 2-18, 2000, by virtue of the above cited authority and acknowledged, the foregoing instrument to be his/her free act

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and deed as Attorney-In-Fact 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 18 day of FEBRUARY, 2000.




NOTARY PUBLIC

My commission expires: _____

PREPARED BY:
NICOLOSI & ASSOCIATES, P.C.
PAUL S. NICOLOSI, Esquire
190 Buckley Drive, Suite 102
Rockford, IL 61107

SEND SUBSEQUENT TAX BILLS TO:
RUBY J. TURNER, A SINGLE PERSON
6507 SOUTH TALMAN
CHICAGO, ILLINOIS 60629

Property of Cook County Clerk's Office

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LOT 37 IN CHARLIE HULL EWING'S RESUBDIVISION OF LOTS 1 TO 48
INCLUSIVE IN BLOCK 3 IN AVONDALE, BEING 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 6507 SOUTH TALMAN AVENUE, CHICAGO, IL, 60629.

PIN# 19-24-104-041

219-002

Property of Cook County Clerk's Office