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2003-01-14 10:38:49

Cook County Recorder

28.50

WARRANTY DEED

131-821303

AFTER RECORDING RETURN  
THIS INSTRUMENT TO

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



Handwritten notes: 11340 1/4, 11340, 11340, 11340

STEWART TITLE OF ILLINOIS  
2 NORTH LASALLE STREET, SUITE 1020

THIS INSTRUMENT, made and entered into this 21 day of NOVEMBER, 2002, by and between Mel Martinez, 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 OSCAR L. SIMMONS, 1456 N. LAWLER, CHICAGO, IL, 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 2522 74<sup>TH</sup> ST., CHICAGO, IL, which is legally described as follows:

Handwritten initials: M/S

Handwritten notes: 07/21/02, 11340, 11340

(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 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,

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

Gene [Signature]  
Joe Kaucar

By: Kristine Gisolo  
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.**

11/22/02 [Signature]  
Date Buyer, Seller or Representative

STATE OF CALIFORNIA )  
 )  
 ) SS  
COUNTY OF ORANGE )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared KRISTINE GISOLO, 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 Nov. 21, 2002, by virtue of the above cited authority and acknowledged, the foregoing instrument to be his/her free act 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 21 day of NOVEMBER, 2002.



Kevin Sun Kim  
NOTARY PUBLIC

My commission

expires: \_\_\_\_\_

**PREPARED BY:**  
KOKOSZKA & JANCZUR  
140 S. Dearborn, Suite 1610  
Chicago, Illinois 60603

**SEND SUBSEQUENT TAX BILLS & MAIL TO:**  
O. Simmons  
2522 E. 74th Street  
Chicago, Il. 60649

THE EAST ½ OF LOT 5 IN WAGNER'S SUBDIVISION OF LOTS 54 AND THE SOUTH ½ OF LOT 55 IN DIVISION 4 IN THE SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL ½ OF SECTION 30, WITH 1, 2, 4, 64, 66, 127, 126 AND 128 OF DIVISION 1 IN WESTFALL'S SUBDIVISION OF 208 ACRES BEING IN THE EAST ½ OF THE SOUTHWEST ¼ AND OF THE SOUTHEAST FRACTIONAL ¼ OF SECTION 30, ALL IN TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #21-33-111-030

C/K/A 2522 EAST 74<sup>TH</sup> STREET, CHICAGO, IL 60649

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 be of no further effect, and shall not be enforceable on or after 01-02-06, (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.

MarL deed to:

Robert J. Galganik

340 W. BUTTERFIELD Rd

Geneva, IL 60126