



0313529066

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/15/2003 09:58 AM Pg: 1 of 3

WARRANTY DEED

131-879839

13228
5/2

AFTER RECORDING RETURN
THIS INSTRUMENT TO:

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

300529

THIS INSTRUMENT, made and entered into this 29 day of Apr, 2003,
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 LALA R. NIAZI, 436 SWAN BLVD.,
DEERFIELD, IL 60015, his/her/their heirs and assigns, party(ies) of the second part.

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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 11346
WENTWORTH 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. 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,

PN# 25-21-219-034

UNOFFICIAL COPY

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:

[Signature]

Katherine Cooke

Secretary of Housing and Urban Development

By: *[Signature]*

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.

4-30-03

Date

[Signature]
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 Apr. 29, 2003, 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 29 day of Apr, 2003.



[Signature]
NOTARY PUBLIC

My commission

expires: _____

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

SEND SUBSEQUENT TAX BILLS & MAIL TO:



LALA R NIAZI
436 SWAN BLVD
DEERFIELD IL 60015

UNOFFICIAL COPY

LOT 19 (EXCEPT THE NORTH 16 FEET THEREOF) AND THE NORTH 18 FEET 4 INCHES OF LOT 20 IN BLOCK 1 IN SHERMAN AND KRUTZ ROSELAND PARK ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #25-21-219-034

C/K/A 11345 SOUTH WENTWORTH AVENUE, CHICAGO, IL 60628

Property of Cook County Clerk's Office