

UNOFFICIAL COPY

WARRANTY DEED

131-988672

14206



0323404354

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/22/2003 03:19 PM Pg: 1 of 3

STEWART TITLE OF ILLINOIS
2 N. LaSALLE STREET
SUITE 1920
CHICAGO, IL 60602

AFTER RECORDING RETURN
THIS INSTRUMENT TO

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

THIS INDENTURE, made and entered into this 23rd day of July, 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 LUZ MARIA LANDA, 3626 W. DICKENS, CHICAGO, IL 60647, 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 2554 N. NEVA AVE., CHICAGO, IL 60707, 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,

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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:

Charles E. Gardner
[Signature]

Secretary of Housing and Urban Development

By: *Jan Prusinowski*, Attorney-In-Fact
for the United States Department of Housing and
Urban Development, an agency of the United
States of America.

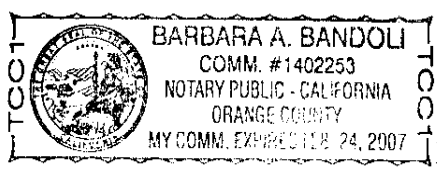
**"EXEMPT" under provisions of Paragraph (b),
Section 4, Real Estate Transfer Tax Act.**

7-24-03 *Jan Prusinowski*
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 JAN PRUSINOWSKI, 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 7/23, 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 23rd day of July, 2003.



Barbara A. Bandoli
NOTARY PUBLIC

My commission expires: _____

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

SEND SUBSEQUENT TAX BILLS & MAIL TO:
Luz Maria Landa
2554 N. Nena Avenue
Chgo, Il. 60707

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LOT 2 (EXCEPT THE NORTH 10 FEET) AND LOT 3 (EXCEPT THE SOUTH 7 FEET THEREOF) IN BLOCK 6 IN V. M. WILLIAMS DIVERSEY AVENUE SUBDIVISION OF THE NORTH $\frac{1}{4}$ OF THE WEST $\frac{1}{2}$ OF THE WEST 1.2 OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #13-30-316-026

C/K/A 2554 N. NEVA AVENUE, CHICAGO, IL 60707

Property of Cook County Clerk's Office