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WARRANTY DEED

131-819604

16428
2/19

Doc#: 0405529159
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/24/2004 10:34 AM Pg: 1 of 3

AFTER RECORDING RETURN
THIS INSTRUMENT TO:

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

THIS INSTRUMENT, made and entered into this 13th day of February, 2004, by and between Alphonso Jackson, 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 JAMES A. FRANKLIN, 17941 HARVARD LANE, COUNTRY CLUB HILLS, 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 310 W. 150TH PL., HARVEY, IL 60426, 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,

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

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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:

Ana Rodriguez
Stephanie Cruz

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.

\$35,000⁰⁰



2/16/04
Date Buyer, Seller or Representative

STATE OF TEXAS

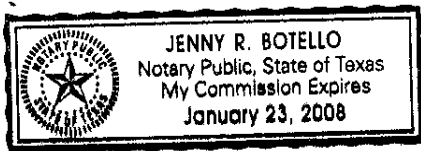
COUNTY OF BEXAR)

SS.

№ 15429

Before me, the undersigned, a Notary Public in and for the State of Texas County aforesaid, personally appeared George Howell III, 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 2/13, 2004, 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 13th day of February, 2004.



Jenny R. Botello
NOTARY PUBLIC
My commission expires: _____
MAIL TO:

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

SEND SUBSEQUENT TAX BILLS & MAIL TO:

mail to
med and harko
15000 S. Cicero
Oak Forest Ill (60452)

James Franklin
P.O. box 2761
Country Club Hills, IL
60478

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The East 1/2 of lot 35 and all of lot 36 in block 20 in Calumet Vista, a subdivision in the southeast 1/4 of Section 12, Township 26 North, Range 13, east of the Third Principal Meridian, south of the Indian Boundary Line and in the southwest 1/4 of Section 7, Township 36 North, Range 14, east of the Third Principal Meridian, south of the Indian Boundary Line, in Cook County, Illinois.

c/k/a 310 W. 150th Pl., Harvey, IL 60426
Tax I.D. # 29-07-326-053

Property of Cook County Clerk's Office