

# UNOFFICIAL COPY

# 373686

WARRANTY DEED

131-438493

17121  
3126

AFTER RECORDING RETURN  
THIS INSTRUMENT TO:

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



Doc#: 0409005174  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 03/30/2004 03:16 PM Pg: 1 of 3

THIS INDENTURE, made and entered into this 23 day of March, 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 JOHN MCGOWAN, 12537 S. LOOMIS STREET, CALUMET PARK, IL 60827, 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 542 E. 154<sup>TH</sup> PL., PHOENIX, 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,

REWARD TITLE OF ILLINOIS  
2 N. LASALLE STREET  
SUITE 1920  
CHICAGO, IL 60602

# 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:

*Alynn Johnston*

*Jessica Perez*

Secretary of Housing and Urban Development

By: *Valli Lynn Walker*, Attorney-In-Fact

for the United States Department of Housing and Urban Development, an agency of the United States of America.

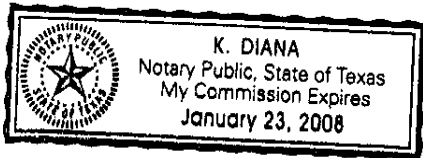
**"EXEMPT" under provisions of Paragraph (b),  
Section 4, Real Estate Transfer Tax Act.**

3-24-04 *J. Boan*  
Date Buyer, Seller or Representative

STATE OF TEXAS )  
) SS.  
COUNTY OF BEXAR )

Before me, the undersigned, a Notary Public in and for the State of Texas County aforesaid, personally appeared Valli Lynn Walker, 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 3/23, 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 23<sup>rd</sup> day of March, 2004



*K Diana*  
NOTARY PUBLIC

My commission

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

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

**SEND SUBSEQUENT TAX BILLS & MAIL TO:**

*John McGowan*  
12537 S. Loomis  
CALUMET PARK IL 60827

# UNOFFICIAL COPY

THE EAST 23 FEET OF LOT 41 IN BLOCK 3 AND LOT 42 IN BLOCK 3 IN THE SUBDIVISION BY EUGENE CARY, TRUSTEE, OF THE SOUTH 14 ACRES (EXCLUSIVE OF THE RIGHT OF WAY OF THE CHICAGO AND GRAND TRUNK RAILWAY COMPANY) OF LOT 1 IN BLANKESTYN'S SUBDIVISION OF LOTS 8 AND 9 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOTS 3, 4 AND 5 IN BLANKESTYN'S SUBDIVISION AFORESAID, ALSO OF LOT 10 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16 AFORESAID, EXCEPT THAT PORTION THEREOF THAT LIES IN LOT 1 OF THE RESUBDIVISION OF LOTS 10 AND 11 OF SAID SCHOOL TRUSTEES' SUBDIVISION, IN COOK COUNTY, ILLINOIS.

P.I.N. #29-16-123-044-0000

C/K/A 542 E. 154<sup>TH</sup> PL. PHOENIX, IL 60426

Property of Cook County Clerk's Office