

UNOFFICIAL COPY



WARRANTY DEED

137-042194

10754192
3/22

Doc#: 0410329110
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/12/2004 10:21 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 _____ day of _____, 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 DAVOUD CHITSAZTEHRANI, 7619 W. ARGYLE, CHICAGO, IL 60656, 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 1734 N. KARLOV AVE., CHICAGO, IL 60639, 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,

222992

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RECORDER OF DEEDS
COOK COUNTY, ILLINOIS
JANET T. BRYANT
100 N. LAUREL ST.
CHICAGO, IL 60610

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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:

Jessica B. Janczur

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.**

3/17/04

Date

J. Brown
Buyer, Seller or Representative

STATE OF TEXAS

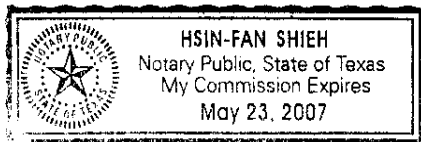
)
) SS.

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 3/16, 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 16th day of March, 2004

Hsin-Fan Shieh
NOTARY PUBLIC



My commission

expires: _____

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

⊕ **SEND SUBSEQUENT TAX BILLS & MAIL TO:**
Davoud Chitsaztehrani
1734 N. Karlov
Chicago, IL 60639

UNOFFICIAL COPY

**LOT 39 IN BLOCK 22 IN GARFIELD, A SUBDIVISION OF THE SOUTHEAST ¼
(EXCEPT THE WEST 307 FEET OF NORTH 631.75/100 FEET OF THE WEST 333
FEET OF THE SOUTH 1295 FEET THEREOF) OF SECTION 34, TOWNSHIP 40
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.**

P.I.N. #13-34-420-027-0000

C/K/A 1734 NORTH KARLOV AVENUE, CHICAGO, IL 60639

Property of Cook County Clerk's Office