

UNOFFICIAL COPY

WARRANTY DEED

131-826886 18879

AFTER RECORDING RETURN
THIS INSTRUMENT TO:

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



0429311253

Doc#: 0429311253
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 10/19/2004 02:32 PM Pg: 1 of 4

400727

THIS INDENTURE, made and entered into this 7 day of Oct, 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 RUSSELL WILMORE, 6438 S. WOLCOTT, CHICAGO, IL 60636, 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 6238 JUSTINE ST., CHICAGO, IL 60636, 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,

4/29

Handwritten initials

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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 Perez
Angela [Signature]

Secretary of Housing and Urban Development

By: 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.**

9/24/04 [Signature]
Date Buyer, Seller or Representative

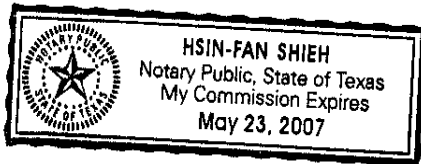
STATE OF TEXAS)

) 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 Sept 24, 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 24th day of September, 2004.



[Signature]
NOTARY PUBLIC

My commission

expires: _____

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

SEND SUBSEQUENT TAX BILLS & MAIL TO:

RUSSELL WILMORE
6238 S. JUSTINE
CHICAGO, IL 60636

MAIL DEED TO:
SEYMOUR C. AXELROD
ATTORNEY AT LAW
422 S. SCAYLE
CHICAGO, ILL 60607

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LOT 16 IN STAPLES' SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #20-17-325-031

C/K/A 6238 S. JUSTINE ST., CHICAGO, IL 60636

Property of Cook County Clerk's Office

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OWNER-OCCUPANT PRIORITY AFFIDAVIT



Property Address:

6238 S. JUSTINE ST
CHICAGO IL 60634

In consideration of the property given to owner-occupant purchasers by the new Modified Sales Procedures of the Single Family Real Estate Owned Branch of the U.S. Department of Housing and Urban Development (A notice to this effect was published in the Federal Register on October 20, 1993), I/We hereby agree to occupy the above property as a residence for a period of at least one year.

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see Title 18 U.S. Code Section 1001 and Section 1010.

DATED: _____

Witnessed by:

• Russell Wilmore
Purchaser

Purchaser

Subscribed and sworn before me, this _____ day of _____.

My commission Expires:

Notary Public