

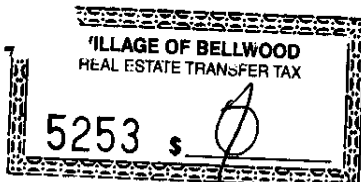
UNOFFICIAL COPY

WARRANTY DEED

131-929593

AFTER RECORDING RETURN
THIS INSTRUMENT TO:

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



Doc#: 0436547111
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/30/2004 10:41 AM Pg: 1 of 4

THIS INDENTURE, made and entered into this 23 day of November 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 JAYANT KUMAR, 929 KIRK AVE., ELMHURST, IL 60126, 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 415 25TH AVE., BELLWOOD, IL 60104, 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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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:

[Signature]
[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.**

11/24/04 [Signature]
Date Buyer, Seller or Representative

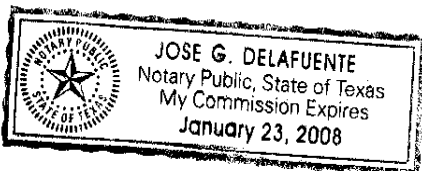
STATE OF TEXAS)

COUNTY OF BEXAR)

) SS.

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 11/23, 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 23rd day of Nov., 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:

J. Kumar
929 Kirk Ave
Elmhurst, IL 60126

UNOFFICIAL COPY

THE SOUTH ½ OF THE NORTH ½ OF LOT 9, IN BLOCK 5, IN WILLIAM B. WALRATH'S SUBDIVISION OF PART OF THE WEST 17.02 CHAINS OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE PLAT OF SAID SUBDIVISION, RECORDED ON OCTOBER 13, 1910, IN BOOK 108 OF PLATS PAGE 25, AS DOCUMENT 4643766, IN COOK COUNTY, ILLINOIS.

P.I.N. #15-~~10~~-300-003-0000

C/K/A 415 SOUTH 25TH AVENUE, BELLWOOD, IL

Property of Cook County Clerk's Office

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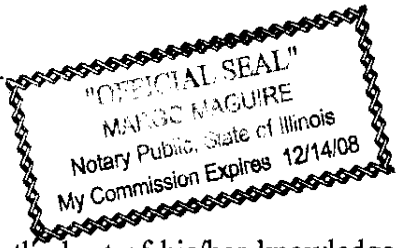
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 12-28, 2004 Claudia Beamon
Signature

Subscribed to and sworn before me this 28th day of December 2004

Margo Maguire
Notary Public



The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 12-28, 2004 Claudia Beamon
Signature

Subscribed to and sworn before me this 28th day of December 2004

Margo Maguire
Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY OF A GRANTOR OR GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS ACTION A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT)