

UNOFFICIAL COPY

WARRANTY DEED

137-061321

KJ19858
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AFTER RECORDING RETURN
THIS INSTRUMENT TO:

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



Doc#: 0511705321
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/27/2005 02:46 PM Pg: 1 of 3

THIS INSTRUMENT, made and entered into this 13th day of April, 2005, by and between Alfonso 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 KAMBIZ FALLAH, 6340 AMERICANA DRIVE, WILLOWBROOK, IL 60527, 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 2930 PEACH TREE AVE., SAUK VILLAGE, IL 60411, 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 December 22, 2004,

427930

STEWART TITLE OF ILLINOIS
2 NORTH ASALLE STREET, SUITE 1200
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 0502122039 in the Office of the Cook County Recorder, Illinois.

Signed, sealed and
Delivered in the presence of:

Jodi Reel
JODI REED
Betty Wade
Betty Wade

Secretary of Housing and Urban Development

By: Allen Broussard
Allen Broussard, 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.**

4/14/05 Stanton
Date Buyer, Seller or Representative

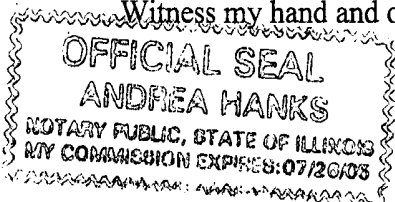
STATE OF ILLINOIS

COUNTY OF COOK

)
) SS
)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Allen Broussard, 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 APRIL 13, 2005, 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 APRIL, 2005.



[Signature]
NOTARY PUBLIC

My commission

expires: _____

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

SEND SUBSEQUENT TAX BILLS & MAIL TO:

Kambiz Fallah
6340 Americana Drive
Willowbrook, IL 60527

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LOT 36 IN INDIAN HILL SUBDIVISION UNIT NO. 8, BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF REGISTRAR OF TITLES OF COOK COUNTY, ILLINOI, ON FEBRUARY 25, 1970, AS DOCUMENT NUMBER 2492988, IN COOK COUNTY, ILLINOIS.

P.I.N. #33-30-305-015

C/K/A 2930 PEACH TREE AVENUE, SAUK VILLAGE, IL 60411

Property of Cook County Clerk's Office