

UNOFFICIAL COPY



05311020240

Doc#: 0531102024 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/07/2005 07:50 AM Pg: 1 of 3

WARRANTY DEED

137-227-963

20976

AFTER RECORDING RETURN
THIS INSTRUMENT TO:

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

THIS INSTRUMENT, made and entered into this 6th day of October, 2005,
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 MARK J. MURPHY AND REBECCA L.
CHRISTAKOS, AS JOINT TENANTS, 14501 S. KILPATRICK AVE., MIDLOTHIAN, IL
60445, 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 14502 S.
CALIFORNIA AVENUE, POSEN, IL 60469, 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,

3K9

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

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LOTS 1, 2, 3 AND 4 IN BLOCK 1 IN JAMES A. MCDONALD'S SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER NORTH OF THE INDIAN BOUNDARY LINE IN SECTION 12, TOWNSHIP 34 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #28-12-116-025/ 026/ 027 AND 028

C/K/A 14502 S. CALIFORNIA AVENUE, POSEN, IL 60469

Property of Cook County Clerk's Office

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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:

Wanda F Walker
Wanda F Walker
Chedra Scott
Chedra Scott

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.**

10-8-05
Date Buyer, Seller or Representative

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

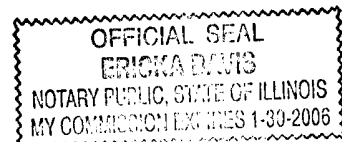
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Allen Broussard, who is personally well known to me and known to me to be the duly appointed, Attorney-In-Fact, and the person who executed the foregoing instrument bearing the date October 6, 2005, 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 6th day of October, 2005.

Ericka Davis
NOTARY PUBLIC

expires: 1-30-2006

My commission



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

SEND SUBSEQUENT TAX BILLS & MAIL TO:

mark J. Murphy + Rebecca L. Christakos
14502 S. California Ave.
Rose, IL 60469