

# UNOFFICIAL COPY

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## WARRANTY DEED

137-241645

2018  
3/16

AFTER RECORDING RETURN  
THIS INSTRUMENT TO:

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



Doc#: 0608710024 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/28/2006 09:37 AM Pg: 1 of 3

THIS INSTRUMENT, made and entered into this 7<sup>th</sup> day of March, 2006, 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 CHARLES NICHOLSON, 545 LORRAINE, 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 3409 W. 53<sup>RD</sup> ST., CHICAGO, IL 60632, 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,

3 pgs



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**LOT 3 (EXCEPT THE EAST 17 FEET THEREOF) AND ALL OF LOT 4 IN BLOCK 1 IN SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**P.I.N. #19-11-413-058**

**C/K/A 3409 W. 53<sup>RD</sup> STREET, CHICAGO, IL 60632**

Property of Cook County Clerk's Office