

UNOFFICIAL COPY



Doc#: 0722026041 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/08/2007 10:02 AM Pg: 1 of 3

WARRANTY DEED

23945

137-310418

AFTER RECORDING RETURN
THIS INSTRUMENT TO:

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

526742

THIS INSTRUMENT, made and entered into this 31 day of July, 2007, 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 J. T. MARLIN, LLC, 1315 MACOM DR., #105, NAPERVILLE, IL 60564, 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 202 ACORN DR., STREAMWOOD, IL, 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

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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:

Ellen Schroll
ELLEN SCHROLL

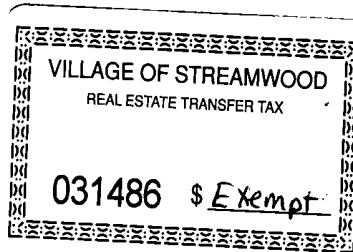
Betty Wade
Betty Wade

Secretary of Housing and Urban Development

By: James Jones
JAMES JONES 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.

4-17-07
Date Boan Buyer, Seller or Representative



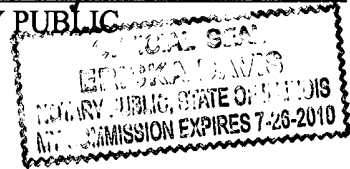
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James Jones, 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 16, 2007, 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 16 day of April, 2007.

James Jones
NOTARY PUBLIC

My commission



expires: 7-26-10

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

SEND SUBSEQUENT TAX BILLS & MAIL TO:

JT Martin LLC
1305 Macone #605
Naperville, IL 60564

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PARCEL A202: LOT 38 IN BLOCK 10, IN STREAM WOOD GREEN UNIT THREE-A, A SUBDIVISION OF PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1986 AS DOCUMENT NUMBER 86252751, DESCRIBED AS FOLLOWS: (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 38; THENCE SOUTH 0 DEGREES 01' 43" EAST ALONG THE EAST LINE OF SAID LOT 38, A DISTANCE OF 45.32 FEET TO A POINT; THENCE NORTH 89 DEGREES 59' 37" WEST, A DISTANCE OF 58.25 FEET TO A POINT; THENCE SOUTH 0 DEGREES 02' 45" EAST, A DISTANCE OF 46.25 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 38; THENCE WESTERLY, NORTHERLY, AND EASTERLY ALONG THE SOUTH, WESTERLY AND NORTH LINES OF SAID LOT 38, THE FOLLOWING FOUR (4) CURVE, COURCES, AND DISTANCES: (1) WESTERLY ALONG AN ARC OF A CIRCLE, CONVEX TO THE NORTH, HAVING A RADIUS OF 309.00 FEET, THE CHORD THEREOF HAVING A BEARING OF SOUTH 75 DEGREES 39' 29" WEST AND A LENGTH OF 92.42 FEET AN ARC DISTANCE OF 92.77 FEET TO A POINT OF TANGENCY; THENCE (2) SOUTH 67 DEGREES 03' 28" WEST, 4.64 FEET; THENCE (3) NORTH 17 DEGREES 12' 09" EAST, 121.65 FEET; THENCE (4) NORTH 39 DEGREES 58' 17" EAST, 116.00 FEET TO THE PLACE OF FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2: INGRESS AND EGRESS EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL A202 AS DEFINED AND SET FORTH IN THE DECLARATION FOR SOUTHGATE RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 0432449081.

P.I.N. #06-24-413-001-0000

C/K/A 202 ACORN DRIVE, STREAMWOOD, IL 60107