



Doc#: 0734641145 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/12/2007 02:59 PM Pg: 1 of 3

WARRANTY DEED

137-111147



AFTER RECORDING RETURN
THIS INSTRUMENT TO:

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

THIS INDENTURE, made and entered into this 3rd day of December, 2007,
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 MONARCHY INVESTMENTS, LLC ~~AND~~
~~ROBERT SIMMONS, JR.~~, 325 N. LASALLE, SUITE 650, CHICAGO, IL 60610,
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 2704 W. 96TH ST.,
EVERGREEN PARK, IL 60805, 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,

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

576071

3013

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 0502122039 in the Office of the Cook County Recorder, Illinois.

Signed, sealed and
Delivered in the presence of:

Kenya Deamer
KENYA DEAMER

Betty Wade
BETTY WADE

Secretary of Housing and Urban Development

By: Chalone Liddell
Chalone Liddell, 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.

849065

10/26/07 Chalone Liddell
Date Buyer, Seller or Representative

Village of Evergreen Park

\$ 828.00

STATE OF ILLINOIS)

) ss.

COUNTY OF COOK)

Kelly J. [Signature]
Real Estate Transaction Stamp

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 Oct. 24, 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 24th day of October, 2007.

Priscilla Jones
NOTARY PUBLIC

expires: 7-26-10

My commission

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

SEND SUBSEQUENT TAX BILLS & MAIL TO:
MONARCHY INVESTMENTS LLC
325 N. LA SALLE SSITE 650
CHICAGO IL 60610

UNOFFICIAL COPY

LOT 9 IN ADDITION TO EVERGREEN PARK HILLS, BEING A SUBDIVISION OF THE EAST ½ OF THE EAST ½ (EXCEPT THE NORTH 170 FEET THEREOF) OF BLOCK 5 IN HARRY W. HONORE, JR., A SUBDIVISION OF THE NORTH ½ OF THE EAST ½ AND THE NORTH 3/8 OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 24-12-201-027

C/K/A 2704 WEST 96TH STREET, EVERGREEN PARK, IL 60805

Property of Cook County Clerk's Office