

UNOFFICIAL COPY

WARRANTY DEED

137-319713

AFTER RECORDING RETURN
THIS INSTRUMENT TO:

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



Doc#: 1008240071 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/23/2010 10:55 AM Pg: 1 of 4

THIS INSTRUMENT, made and entered into this 26 day of February, 2010, by and between 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 **PATRICK C. McEVOY, JR., 468 S. KENILWORTH, 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 **310 LATHROP, UNIT #211, FOREST PARK, IL 60130**, 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.

Buyer's Acknowledgement:

Patrick C. McEvoy, Jr.

STEWART TITLE COMPANY
2055 W. Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

3/23/10

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IN WITNESS WHEREOF, the undersigned has set his/her hand and seal for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of a delegation of authority published at 70 FR 43171 on July 26, 2005 by the Department of Housing and Urban Development,

Signed, sealed and
Delivered in the presence of:

Alan Patton
ALAN PATTON

Benya Dobanski
BENYA DOBANSKI

Secretary of Housing and Urban Development

By: Todi M. Reed
Todi M. Reed

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.

3/1/10

Date

Abue
Buyer, Seller or Representative

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE

No. **3469**

3/1/10
Approved/Date

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Todi M. Reed, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date Feb. 26, 2010, by virtue of the above cited authority and acknowledged, the foregoing instrument to be his/her free act and deed on behalf of HMB Inc., HUD's delegated Management and Marketing Contractors by virtue of a delegation of authority published at 70 FR 43171 on July 26, 2005 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 26th day of February, 2010



Betty J Wade
NOTARY PUBLIC

My commission expires: 2/13/13

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

SEND SUBSEQUENT TAX BILLS & MAIL TO:

Patrick C. McEvoy, Jr
30 Latrop, Unit 211
Forest Park, IL 60130

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UNIT 310-211 AND PARKING UNIT P-45 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE FOREST PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021302647, AS AMENDED FROM TIME TO TIME, TO THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N 15-12-429-062-1121/15-12-429-062-1057

C/K/A 310 LATHROP AVENUE, UNIT #211, FOREST PARK, IL 60130

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

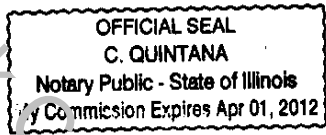
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE ILLINOIS.

Dated 2/26/2010

SIGNATURE *[Signature]*
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 26 (th) day of Feb., 2010.

Notary Public *C. Quintana*



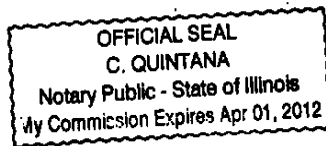
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated: 2/26/2010

SIGNATURE *[Signature]*
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 26 (th) day of Feb., 2010.

Notary Public *C. Quintana*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.