

UNOFFICIAL COPY

609277 1/1
WARRANTY DEED

137-299958

KJ 28361
1/1



Doc#: 1012512104 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/05/2010 11:41 AM Pg: 1 of 4

AFTER RECORDING RETURN
~~THIS INSTRUMENT TO:~~

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

THIS INDENTURE, made and entered into this 22nd day of April, 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 **CASTLE RIDGE BUILDERS, LLC, 21334 OLD NORTH CHURCH ROAD, FRANKFORT, IL 60423** 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 **320 NASSAU ST., PARK FOREST, IL 60466**, 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:

Robert B. ...
Secretary of Castle Ridge Builders LLC
by [Signature]
Buyer in fact

3/24/10
149

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

EXEMPTION APPROVED
Mala C. ...
VILLAGE CLERK
VILLAGE OF PARK FOREST

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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

Menya Debnar
MENYA DEBNAR

Secretary of Housing and Urban Development

By: Jodi M. Reed
JODI M. REED

for the United States Department of Housing and
Urban Development, an agency of the United
States of America.

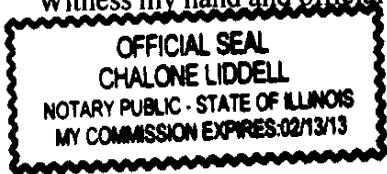
“EXEMPT” under provisions of Paragraph (b),
Section 4, Real Estate Transfer Tax Act.

4/23/10 _____
Date Buyer, Seller, 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 Jodi M Reed, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date April 22, 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 22nd day of April, 2010



Chalone Liddell
NOTARY PUBLIC

My commission expires: 2-13-13

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

SEND SUBSEQUENT TAX BILLS & MAIL TO:
Castle Ridge BLDGS LLC
21334 Old North Church Rd
Frankfort, IL, 60423

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LOT 8 IN BLOCK 36 IN VILLAGE OF PARK FOREST AREA NO. 3, BEING A SUBDIVISION IN SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1950, AS DOCUMENT NO. 14940342, IN COOK COUNTY, ILLINOIS.

P.I.N 31-36-305-026

C/K/A 320 NASSAU STREET, PARK FOREST, IL 60466

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

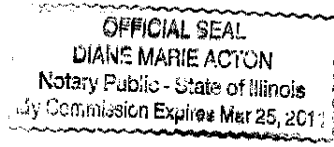
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 4/29/10

SIGNATURE [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 29 (th) day of April, 2010.

Notary Public [Signature]



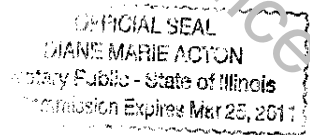
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS , 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: 4/29/10

SIGNATURE [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 29 (th) day of April, 2010.

Notary Public [Signature]



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.