

UNOFFICIAL COPY

WARRANTY DEED

137-122590

~~AFTER RECORDING RETURN
THIS INSTRUMENT TO:~~

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



Doc#: 1016004090 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/09/2010 09:46 AM Pg: 1 of 4

THIS INSTRUMENT, made and entered into this 13 day of May, 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 **JNP INVESTMENTS, LTD., 245 S. ADDISON ST., BENSENVILLE, IL 60106**, 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 **280 ALLEGHENY ST., PARK FOREST, 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.

Buyer's Acknowledgement:

Ioannis Panoas, PRESIDENT

EXEMPTION APPROVED
Sharla C. McNamee
VILLAGE CLERK
VILLAGE OF PARK FOREST

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

4
AB

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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:

Secretary of Housing and Urban Development

Alan Patton
ALAN PATTON

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.

[Signature]
RENYA DEAN

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

5/14/10
Date

[Signature]
Buyer, Seller or Representative

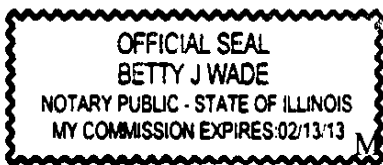
STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jodi M. Reed, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date May 13, 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 13th day of May, 2010.



Betty J. Wade
NOTARY PUBLIC

My commission expires: 2/13/13

PREPARED BY JSwartz SEND SUBSEQUENT TAX BILLS & MAIL TO:
KOKOSZKA & JANCZUR
140 S. Dearborn, Suite 1610
Chicago, Illinois 60603

JNP INVESTMENTS LIMITED
245 S. ADDISON ST
BEAUSEVILLE IL 60106

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LOT 31 IN BLOCK 3 IN VILLAGE OF PARK FOREST AREA NUMBER 1, BEING A SUBDIVISION OF THE NORTHWEST ¼ AND THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF ELGIN, JOLIET AND EASTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

P.I.N 32-30-204-032

C/K/A 280 ALLEGHENY ST., PARK FOREST, IL 60466

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

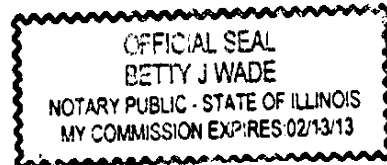
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 5/5/10

SIGNATURE Betty J Wade
Grantor or Agent

Subscribed and sworn to before me by the said Jodi M. Reed this 5 (th) day of May 2010.

Notary Public Betty J Wade



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: 5-18-10

SIGNATURE Joannis P. Ranos
Grantee or Agent

Subscribed and sworn to before me by the said Joannis P. Ranos this 18 (th) day of May 2010.

Notary Public Laura Granat



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.