

UNOFFICIAL COPY

WARRANTY DEED

137-194568

~~AFTER RECORDING RETURN
THIS INSTRUMENT TO:~~

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

STC 1010739



Doc#: 1021612121 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/04/2010 02:05 PM Pg: 1 of 4

THIS INSTRUMENT, made and entered into this 30 day of July, 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 CONOR LARKIN LLC AND LAW PROPERTY MANAGEMENT LLC, 2225 ALLEGANY DR, NAPERVILLE, IL. 60565, 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 5244 STONERIDGE CT, MATTESON, IL. 60443, 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: Conor Larkin by COLO-attorney

Law Property Mgmt by COLO-attorney

STEWART TITLE COMPANY
2055 W. Army Trail Road, Suite 110
Addison, IL 60101
630-899-4000

S Y
P 4
S N
SC Y
INT AS

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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

Kerry Deaver
KERRY DEAVER

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.

6-28-10 S. Grajardo
Date 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 June 25, 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 25th day of June, 2010

Betty J. Wade

NOTARY PUBLIC



My commission expires: 2/13/13

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

SEND SUBSEQUENT TAX BILLS & MAIL TO:

0225 ALLEGANY DRIVE
NAPERVILLE IL 60565
Conor Larkin, LLC

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PARCEL 1: THE WEST 21 FEET OF THE EAST 50 FEET OF LOT 104 IN STONERIDGE COURTYARDS OF MATTESON UNIT ONE, BEING A SUBDIVISION OF LOT 48 IN FINAL PLAT OF SUBDIVISION SOUTHWEST CORPORATE PARK SUBDIVISION PHASE THREE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 99365219 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 99802840, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED SEPTEMBER 15, 2000 AS DOCUMENT 00720867 AND SHOWN ON THE PLAT OF STONERIDGE COURTYARDS OF MATTESON UNIT ONE AFORESAID FOR INGRESS AND EGRESS OVER LOT 11 AFORESAID SUBDIVISION.

P.I.N 31-21-402-057
C/K/A

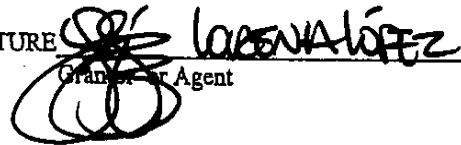
Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

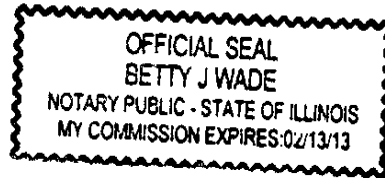
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 6/24/10

SIGNATURE 
Grantor or Agent

Subscribed and sworn to before me by the said Lorena Lopez this 24 (th) day of June, 2010.

Notary Public 



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: 7/30/10

SIGNATURE 
Grantee or Agent

Subscribed and sworn to before me by the said Stacey Kreisl this 30 (th) day of July, 2010.

Notary Public 



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.