

# UNOFFICIAL COPY

## WARRANTY DEED

137-416098

1029212  
08/1/10



Doc#: 1022312018 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/11/2010 08:40 AM Pg: 1 of 4

~~AFTER RECORDING RETURN  
THIS INSTRUMENT TO:~~

**KOKOSZKA & JANCZUR  
ATTORNEYS AT LAW  
7230 ARGUS DRIVE  
ROCKFORD, IL 61107**

THIS INDENTURE, made and entered into this 28 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 **NICHOLAS A. FRANKLIN AND ANGELINA M. FRANKLIN, 10932 TROY AVE., CHICAGO, IL 60655**, his/her/their heirs and assigns, party(ies) of the second part. *Husband & Wife, AS TENANTS by the ENTIRETIES*

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 **10922 S. TROY ST., CHICAGO, 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:

*Nicholas A. Franklin*

*Angelina M. Franklin*

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

S Y  
P 4  
S N  
SC N  
INT AK

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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

Henry Bonner  
HENRY BONNER

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.**

7-29-10  
Date

Jodi M. Reed  
Buyer, Seller or Representative

STATE OF ILLINOIS )

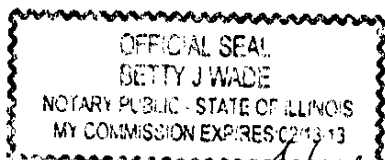
) SS

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 July 28, 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 28<sup>th</sup> day of July, 2010.

Betty J. Wade  
NOTARY PUBLIC



My commission expires: 2/13/13

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

SEND SUBSEQUENT TAX BILLS & MAIL TO:

Nicholas & Angelina Franklin  
10922 S. Troy  
Chicago, IL 60655

# UNOFFICIAL COPY

**LOTS 10 AND 11 IN BLOCK 4 IN J.S. HOVLAND'S RESUBDIVISION OF BLOCKS 1 AND 2, BLOCK 3 (EXCEPT LOTS 14, 15, 17, AND 18) IN BLOCK 4 IN J.S. HOVLANDS SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1910 AS DOCUMENT 4628222 IN COOK COUNTY, ILLINOIS.**

**P.I.N 24-13-308-108  
C/K/A**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

KS 29212

## 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 7/22/10

SIGNATURE Jodi M. Reed  
Grantor or Agent

Subscribed and sworn to before me by the said Jodi M. Reed this 22 (th) day of July, 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: 8/2/10

SIGNATURE Nicholas A. Franklin  
Grantee or Agent

Subscribed and sworn to before me by the said Nicholas A. Franklin this 2 (th) day of Aug, 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.