UNOFFICIAL COPY

WARRANTY DEED

137-154135

APTER RECORDING RETURN
THIS INSTRUMENT TO:

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



Doc#: 1108712037 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 03/28/2011 08:41 AM Pg: 1 of 4

THIS INDENTURE, made and entered into this 1 day of Murch, 2011, 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 BRIAN ROSS, 5740 S. BELL, CHICAGO, IL 60636, his/her/their heirs and assigns, party(ies) of the second rart.

WITNESSETH that for and in consideration of the sum of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowled it, it, the said party of the first part has bargained and sold and does hereby grant, bargain, sell, corvey and confirm unto the said party(ies) of the second part, the following described real estate, commonly known as 7332 S. WOLCOTT AVE., CHICAGO, IL 60636, 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 crow.

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 aforedescribed 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:

BUL

STEWART TITLE COMPANY 2055 West Army Trail Road, Suite 110 Addison, IL 60101 630 - 889 - 4000 S Y N S C X

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Secretary of Housing and Urban Development

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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:		
Ach M Ala	Ву:	
F (M) 111 / / (N) V ·	Suki williams	
	for the United States Department of Housing and	
Chikna it LillMcN	Urban Development, an agency of the United States of America.	
<u>Swarran Cijiri</u> o v	States of America.	
Q _A		
"EXEMPT" under provisions of Pa	aragraph (b).	
Section 4, Real Estate Transfer Tax Act.		
3/14/11 SANIS		
Date (Buyer) Selier	or Representative	
	01	
STATE OF GA)	7	
,)	SS.	
COUNTY OF FULTON)	0,	
Refore me the undersigned a Note	um: Duklie in and Coule Court of the court	
personally appeared CARS AND ALL	ary Public in and for the State and County aforesaid who is personally well known to me and known to	
be the person who executed the foreg	yoing instrument bearing the clate 3 -14, 2011, by	
virtue of the above cited authority an	d acknowledged, the foregoing instrument to be his/he	
free act and deed on behalf of PEMC	O, LTD., HUD's delegated Management and Marketing	
Contractors by virtue of a delegation	of authority published at 70 FR 45177 on July 26, 2004	
for the Secretary of Housing and Ur	ban Development, of Washington, D.C. also known as	
the United States Department of Hou	sing and Urban Development, an agency of the United	
States of America.	Vic.	
117.	1/1	
Witness my hand and official s	eal this 14 day of Mile, 2011.	
NICHOLAUS A. RICE		
FULTON COUNTY, GEORGIA NOTARY PUBLIC	NOTARY PUBLIC	
内部 開発了 Lay COMMISSION EXPINES	NOTART PUBLIC	
FEBRUARY 7TH, 2015	My commission expires: $2/7/2015$	
//		
PREPARED BY WOUL	SEND SUBSEQUENT TAX BILLS & MAIL TO:	
KOKOSZKA & JANCZUR	BRIAN RUSS	
140 S. Dearborn, Suite 1610	6740 S. BILL	
Chicago, Illinois 60603	Chian De 60636	

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LOT 14 IN BLOCK 5 IN B. E. JACOB'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 627 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

P.I.N 20-30-217-037 C/K/A 7332 S. WOLCOTT AVE., CHICAGO, IL 60636

Property of Cook County Clark's Office

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UNOFFICIAL COPY 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

ACQUIRE TITLE TO REAL ESTATE UNDER THE L	AWS OF THE STATE ILLINOIS.
Dated 3)17/11	SIGNATURE DELLO
70_	Grantor or Agent
O CX	
Subscribed and sworn to before	
me by the said 1	
this (th) day of MUCIA 20 11	OFFICIAL SEAL
Notary Public W Y M	JANET M. HUFF NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 02/09/2013

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 FOPEIGN 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: 3 17 11

SIGNATURE_

Grantee or Agent

Subscribed and sworn to before me by the said #5 e

this (th) day of MACH 20 1

Notary Public

OFFICIAL SEAL
JANET M. HUFF
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 02/09/2013

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.