

UNOFFICIAL COPY

WARRANTY DEED

137-366001

~~AFTER RECORDING RETURN
THIS INSTRUMENT TO:~~

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



Doc#: 1123018000 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/18/2011 09:42 AM Pg: 1 of 4

THIS INDENTURE, made and entered into this 11 day of August, 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 **MARTIN WALSH, 12248 RIDGEWAY, ALSIP, IL 60803**, 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 **11449 S. TROY AVE., MERRIONETTE PARK, IL 60803** 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 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:

Martin Walsh

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

UNOFFICIAL COPY

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

By: Vanessa Fulton
Vanessa Fulton
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.**

8/12/11 [Signature]
Date Buyer, Seller or Representative

STATE OF)
) SS.
COUNTY OF)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Vanessa Fulton who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date Aug 11, 2011, by virtue of the above cited authority and acknowledged, the foregoing instrument to be his/her free act and deed on behalf of PEMCO, LTD., 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 11 day of Aug, 2011.



NICHOLAS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015

[Signature]
NOTARY PUBLIC

My commission expires: 2/7/2015

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

SEND SUBSEQUENT TAX BILLS & MAIL TO:
MARTIN WALSH
12248 S. RIDGEMAN
ALP IL 60803

UNOFFICIAL COPY

Lot 80 In J.E. Merrion And Company's Marrionette Park, Being A Subdivision Of The Southwest 1/4 Of The Northwest ?? (Except The West 1/2 Of The Northwest 1/4 Of The Southwest 1/4 Of The Northwest 1/4 Also Except The Southwest 1/4 Of The Southwest 1/4 Of The Southwest 1/4 Of The Northwest 1/4 And Also Except The Railroad Right Of Way) Of Section 24, Township 37 North, Range 13, East Of The Third Principal Meridian, In Cook County, Illinois.

P.I.N 24-24-117-004-0000

C/K/A 11449 S. TROY AVE., MERRIONETTE PARK, IL 60803

Property of Cook County Clerk's Office

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.

Dated 8/16/11

SIGNATURE

[Signature]
Grantor or Agent

Subscribed and sworn to before
me by the said _____
this _____ day of 8/16/11

OFFICIAL SEAL
KAREN WARD
Notary Public - State of Illinois
My Commission Expires Feb 28, 2012

Notary Public [Signature]

THE GRANTOR OR HIS AGENT AFFIRMS AND VERIFIES THAT 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, 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 8/16/11

SIGNATURE

[Signature]
Grantee or Agent

Subscribed and sworn to before
me by the said _____
this _____ day of 8/16/11

OFFICIAL SEAL
KAREN WARD
Notary Public - State of Illinois
My Commission Expires Feb 28, 2012

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.

(Attached to deed of ABI to be recorded in Cook County, Illinois, if except under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)