

UNOFFICIAL COPY

WARRANTY DEED

8/4

137-322282

W 32120 1/2



Doc#: 1125904237 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/16/2011 01:48 PM Pg: 1 of 5

~~AFTER RECORDING RETURN~~
~~THIS INSTRUMENT TO:~~

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

THIS INSTRUMENT, made and entered into this 1st 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 ~~ROBERT BLATTNER AND JENIFFER BLATTNER AND JUDITH MAHONEY AND DONALD COOPER BOYD, JR.~~ AS JOINT TENANTS, 130 ELM TREE LN., ELMHURST IL 60126, 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 1446 MANDEL AVE., WESTCHESTER, IL 60154, 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.

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

Buyer's Acknowledgement:

[Signature]

[Signature]

[Signature]

HEC ATTY IN FACT

ST
PS
S
S
P
K
S
Y
D

UNOFFICIAL COPY

WARRANTY DEED 8/4

137-322282 Vj 32120

AFTER RECORDING RETURN
~~THIS INSTRUMENT TO:~~

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

THIS INDENTURE, made and entered into this 1st 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 **ROBERT PLATTNER AND JENIFFER BLATTNER ~~AND THOMAS BOONELL AND KIMBERLY SPOCK~~** AS JOINT TENANTS, 130 ELM TREE LN., ELMHURST IL 60126, 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 **1446 MANDEL AVE., WESTCHESTER, IL 60154**, 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: _____

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE
Village of Westchester
LM 8/4/11

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:

Cara Bryon
Joni Fish

Secretary of Housing and Urban Development
Contractor for C-OPC-23632

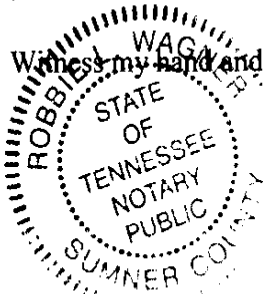
By: [Signature]
For HUD by: [Signature]
for the United States Department of Housing and
Urban Development, an agency of the United
States of America.

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

Date 8/2/11 [Signature]
Buyer, Seller or Representative

STATE OF TN)
COUNTY OF DAVIDSON) SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared RON HUTCHISON, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 8/1, 2011, by virtue of the above cited authority and acknowledged, the foregoing instrument to be his/her free act and deed on behalf of HOME TELOS, LP., 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 1ST day of AUGUST, 2011.

[Signature]
NOTARY PUBLIC

My commission expires: 6/18/13

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

SEND SUBSEQUENT TAX BILLS & MAIL TO:

Robert Blatner
130 Elm Tree Lane
Elmhurst, IL 60126

Randall Hribal
10500 W. Cermak
Westchester, IL 60154

UNOFFICIAL COPY

LOT 15 IN BLOCK 8 IN MIDLAND DEVELOPMENT COMPANY'S HIGH RIDGE PARK FIRST ADDITION, BEING A RESUBDIVISION OF THE EAST 117.34 FEET OF LOTS 147 TO 201, BOTH INCLUSIVE, AND ALL OF LOTS 202 TO 311, BOTH INCLUSIVE, LOTS 338 TO 395, BOTH INCLUSIVE, LOTS 448 TO 505, BOTH INCLUSIVE, LOTS 558 TO 615, BOTH INCLUSIVE, AND LOTS 642 TO 751, BOTH INCLUSIVE, IN WILLIAM ZELOSKY'S HIGH RIDGE PARK IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N 15-20-115-052

C/K/A 1446 MANDEL AVE., WESTCHESTER, IL 60154

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 Agent this 16 (th) day of August 2011

Notary Public [Signature]



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: 8/16/11

SIGNATURE [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 16 (th) day of August 2011

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.