

UNOFFICIAL COPY



Doc#: 1134140014 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/07/2011 10:14 AM Pg: 1 of 4

WARRANTY DEED

137-234142

~~AFTER RECORDING RETURN
THIS INSTRUMENT TO:~~

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

THIS INDENTURE, made and entered into this 14 day of Nov., 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 **REAL ESTATE LIQUIDATORS, LLC, 2152 45TH AVE., HIGHLAND, IN
46322**, 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 **2310 N KARLOV
AVE., CHICAGO, IL 60639**, which is legally described as follows:

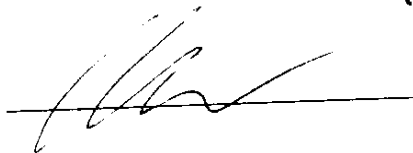
(See Attached Legal Description)

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:



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

S Y
P 4
S N
SC N
INT 18

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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:

Michelle Dishen

MICHELLE DISHEN

Secretary of Housing and Urban Development

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.**

11/15/11

Date

[Signature]
Buyer, Seller or Representative

STATE OF GA)
COUNTY OF Fulton)

SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sasha Simons, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 11/14, 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 14 day of Nov, 2011.



NICHOLAUS 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:
Real Estate Liquidators LLC
2152 45th Ave.
Highland, IN 46322

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LOT 12 IN THE SUBDIVISION OF LOTS 360 AND 385 BOTH INCLUSIVE IN SAM BROWN JR'S PENNOCK SUBDIVISION IN THE NORTHEAST 1/4 SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 13-34-205-035

P.I.N
C/K/A 2310 N KARLOV AVE., CHICAGO, IL 60639

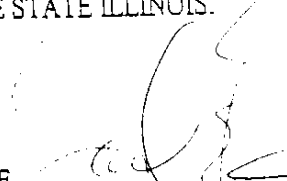
Property of Cook County Clerk's Office

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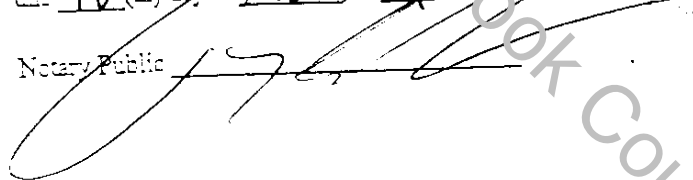
STATEMENT BY GRANTOR AND GRANTEE

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 11/18/11

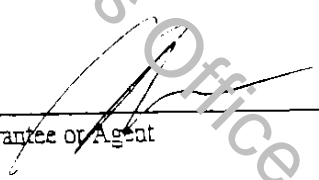
SIGNATURE 
Grantor or Agent

Subscribed and sworn to before me by the said AW this 18 (th) day of Nov, 20 11.

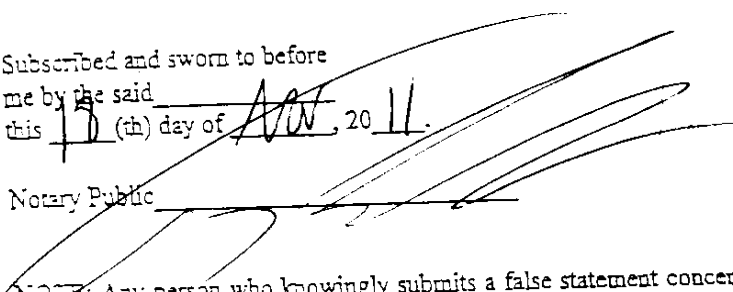
Notary Public 

THE GRANTEE 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: 11/18/11

SIGNATURE 
Grantee or Agent

Subscribed and sworn to before me by the said AW this 18 (th) day of Nov, 20 11.

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.