

# UNOFFICIAL COPY

WARRANTY DEED

1057  
137-090129

11/30  
33572

~~AFTER RECORDING RETURN  
THIS INSTRUMENT TO:~~

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



Doc#: 1200933185 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/09/2012 02:46 PM Pg: 1 of 4

THIS INDENTURE, made and entered into this 12 day of Dec, 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 STEVEN L. WILSON, 3203 ADAMS STREET BELLWOOD, IL 60104 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 1221 WESTCHESTER BL, 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:

STEWART TITLE COMPANY  
2855 West Army Trail Road, Suite 110  
Addison, IL 60101  
630-889-4000

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RECORDED  
CERTIFICATION OF CORRECTNESS  
Village of Westchester  
MK 11/28/2011

# 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

Michael  
Michael  
GAC

By: [Signature]

for the United States Department of Housing

and  
[Signature]  
Pat [Name]

Urban Development, an agency of the United  
States of America.

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

12/13/11 [Signature]  
Date 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 George S. Wade who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 10/12, 2011, by virtue of the above cited authority and acknowledged, the foregoing instrument to be his/her free act and deed on behalf of OFORI & ASSOCIATES, P.C., 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 12 day of Dec, 2011.

[Signature]  
NOTARY PUBLIC  
My commission expires: 11/8/14  
2014  
SEND SUBSEQUENT TAX BILLS & MAIL TO:  
Steven L Wilson  
1221 Westchester Blvd.  
Westchester, IL. 60154

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

# UNOFFICIAL COPY

LOTS 450 AND 451 IN GEORGE F. NIXON AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 39 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 450 AND 451 AFORESAID IN COOK COUNTY, ILLINOIS.

15-21-102-040-

P.I.N

C/K/A 1221 WESTCHESTER BLVD., 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 12/22/11

SIGNATURE [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 22 (th) day of Dec  
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: 12/22/11

SIGNATURE [Signature]  
Grantor or Agent  
OFFICIAL SEAL  
MARTHA MARTZ  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 12/04/2012

Subscribed and sworn to before me by the said Agent this 22 (th) day of Dec  
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.