

# UNOFFICIAL COPY

WARRANTY DEED

12/27

137-376651

Wj 339814

~~AFTER RECORDING RETURN  
THIS INSTRUMENT TO:~~

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



Doc#: 1203804027 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/07/2012 08:38 AM Pg: 1 of 4

THIS INSTRUMENT, made and entered into this 20th day of DECEMBER, 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 **EXBUD LLC, 850 E RED OAK ST., ADDISON, IL 60101**, 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 **7549 S UNION AVE., CHICAGO, IL 60620**, 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

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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:

Secretary of Housing and Urban Development

Deisha Powell

By: [Signature]

for the United States Department of Housing

and

Michael Grier

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

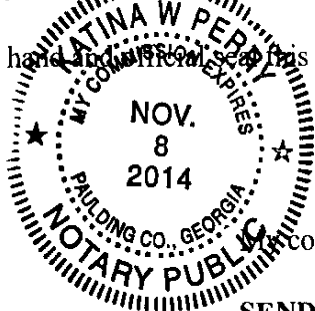
**"EXEMPT" under provisions of Paragraph (b),  
Section 4, Real Estate Transfer Tax Act.**

12/21/11 [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. White, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 12/20, 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 20 day of Dec, 2011.  
[Signature]  
NOTARY PUBLIC



My commission expires: 11/8/14

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

**SEND SUBSEQUENT TAX BILLS & MAIL TO:**  
EXBUD, LLC  
850 E. RED OAK ST.  
ADDISON, IL 60101

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LOT 17 IN BLOCK 15 IN STORKE'S SUBDIVISION OF AUBURN, A RESUBDIVISION OF BLOCKS 1 TO 16 INCLUSIVE IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RAILROAD LANDS IN BLOCK 15 AND 16, LOT 10 IN BLOCK 3, LOTS 3 AND 4 IN BLOCK 7, LOT 4 AND THE NORTH 1/2 OF LOT 5 IN BLOCK 10 AND LOT 12 IN BLOCK 12) IN COOK COUNTY, ILLINOIS.

PIN 20-28-302-012

**P.I.N**  
**C/K/A 7549 S UNION AVE., CHICAGO, IL 60620**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

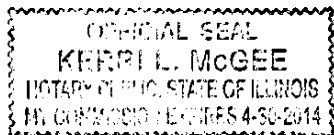
## STATEMENT BY GRANTOR AND GRANTEE

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 2/1/12

SIGNATURE [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 1 (th) day of Feb., 2012



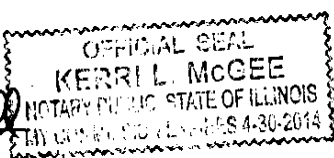
Notary Public [Signature]

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: 2/1/12

SIGNATURE [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 1 (th) day of Feb., 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.