

UNOFFICIAL COPY

644770 12/1
WARRANTY DEED

137-055307

3/5
kj 350521
~~AFTER RECORDING RETURN
THIS INSTRUMENT TO:~~

KOKOSZKA & JANCZUR
ATTORNEYS AT LAW
7236 ARGUS DRIVE
ROCKFORD, IL 61107



Doc#: 1218416083 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/02/2012 04:57 PM Pg: 1 of 5

THIS INDENTURE, made and entered into this 28th day of FEBRUARY, 2012, 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 **BMB VENTURES INC, 1211 N. LASALLE CHICAGO, IL 60610** his/her/their heirs and assigns, part (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 **4320 S MOZART ST CHICAGO, IL 60632** 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
Addicks, 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:

[Signature]
ELLWOOD

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.**

2/29/12 [Signature]
Date Buyer, Seller or Representative

STATE OF GEORGIA)
) SS.
COUNTY OF FULTON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared [Signature], who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 2/28, 2012, 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 28 day of FEB, 2012.
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:
BMB VENTURES, INC.
4653 N. MILWAUKEE
CHICAGO IL 60630

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LOT 16 IN HENRY A. STEWART'S SUBDIVISION OF THE NORTH 1/2 OF
BLOCK 1, IN HART L. STEWART'S SUBDIVISION OF THE SOUTHWEST 1/4 OF
SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N 19-01-307-031-0000
C/K/A 4320 S MOZART ST CHICAGO, IL 60632

Property of Cook County Clerk's Office

UNOFFICIAL COPY

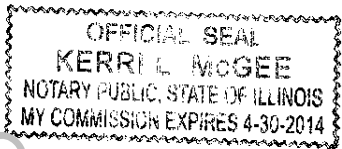
STATEMENT BY GRANTOR AND GRANTEE

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 of Illinois.

Dated 6/29, 2012

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 29 day of June, 2012
Notary Public [Handwritten Signature]

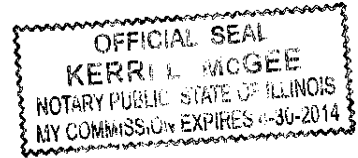


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 of Illinois.

Date 6/29, 2012

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 29 day of June, 2012
Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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

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**AFFIDAVIT AS TO
ORIGINAL DOCUMENT**

State of Illinois)
County of Winnebago) ss.

WITNESSETH, that the affiant, Sarah Boan, under oath and being fully advised as to the premises and circumstances, and being of sound mind and of legal age, and in reference to title to the premises, legally described as follows; to-wit:

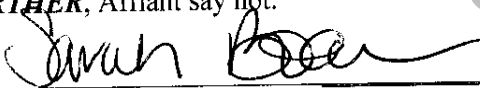
LEGAL: SEE ATTACHED EXHIBIT "A"

PIN: 19-01-307-031-0000

ADDRESS: 4320 S. Mozart St, Chicago, Il 60632

does hereby affirmatively states that the Deed attached hereto is a true and exact copy of the original document from our file which was executed by the parties. That the original of same has not been recorded and cannot be located. This document is being recorded for the purposes of placing a notice of said document in the public records.

FURTHER, Affiant say not.



STATE OF ILLINOIS) SS
COUNTY OF Boone)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT **Sarah Boan**, BEING PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME WAS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 19th day of June, 2012.



NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by and return to:
Stewart Title Company
2055 W. Army Trail Road
Suite 110
Addison, IL 60101

