

UNOFFICIAL COPY



WARRANTY DEED

137-460393 35/28 4/11

AFTER RECORDING RETURN
THIS INSTRUMENT TO:

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

Doc#: 1311239065 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/22/2013 02:59 PM Pg: 1 of 4

THIS INSTRUMENT, made and entered into this 35th day of April, 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 **REM PROPERTIES, INC., 409 JAMESTOWN AVE., WESTMONT, IL 60559**, 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 **245 BELLWOOD AVE., BELLWOOD, IL 60104**, which is legally described as follows:

(See Attached Legal Description)

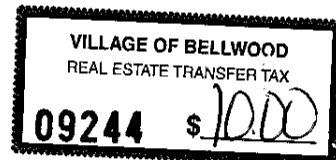
Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

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: X [Signature]

35/28
1061



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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:

Janitha R Miller
Janitha R Miller

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.**

4/16/12
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 [Signature], who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 4/5, 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 5 day of APRIL 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:
KOKOSZKA & JANCZUR
140 S. Dearborn, Suite 1610
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS & MAIL TO:

REM PROPERTIES INC
P.O. Box 3722
OAK BROOK ILL 60522

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LOT 143 (EXCEPT THE SOUTH 20 FEET THEREOF) AND LOT 144 (EXCEPT THE NORTH 10 FEET THEREOF) IN CUMMINGS AND FOREMAN'S REAL ESTATE CORPORATION RESUBDIVISION OF PART OF MIAMI PARK IN THE WEST HALF OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 15-09-112-032-0000

P.I.N

C/K/A 245 BELLWOOD AVE., BELLWOOD, IL 60104

Property of Cook County Clerk's Office

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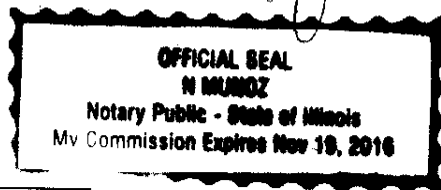
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 4/22/13

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID JOHN JANCZUR THIS 22 DAY OF APRIL, 2013.



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 and hold title to real estate under the laws of the State of Illinois.

Dated 4/22/13

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID JOHN JANCZUR THIS 22 DAY OF APRIL, 2013.



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.]