

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

137-539069

Precision Title Company
2050 E. Algonquin Road
Suite 602
Schaumburg, IL 60173

Doc#: 1320549070 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/24/2013 03:33 PM Pg: 1 of 4

PRECISION
106

THIS INDENTURE, made and entered into this 23rd day of July, 2013, 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 **INDY HOMEBUY LLC, AN ILLINOIS LIMITED LIABILITY COMPANY 2701 N. KILDARE AVE., CHICAGO, IL 60639** 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 **9433 LONG AVE, SKOKIE, ILLINOIS**, 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:

[Signature]
INDY HOMEBUY LLC *As sole member*

PR16065

PRECISION TITLE

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:

[Signature]

Secretary of Housing and Urban Development
Contractor for C-OPC-22682

By: *[Signature]*
For HUD by: *[Signature]*
for the United States Department of Housing and
Urban Development, an agency of the United
States of America.

[Signature]

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Village Code Chapter 98
EXEMPT Transaction
Skokie Office 07/23/13



“EXEMPT” under provision of Paragraph (b),
Section 4, Real Estate Transfer Tax Act.

Date 7/23/13 Buyer, Seller or Representative

STATE OF TN

COUNTY OF Davidson

SS.

REAL ESTATE TRANSFER		07/24/2013
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00

10-16-108-038-0000 | 20130701606601 | THS1AF

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared RON HUTCHISON, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date July 17, 2013, by virtue of the above cited authority and acknowledged, the foregoing instrument to be his/her free act and deed on behalf of HomeTelos, 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.

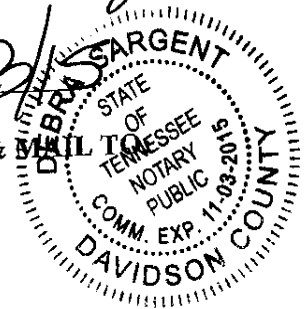
Witness my hand and official seal this 17 day of July, 2013.

[Signature]
NOTARY PUBLIC

My commission expires: 11/23/15

PREPARED BY:
Croon and Associates P.C.
2050 E. Algonquin Road, #602
Schaumburg, IL 60173

SEND SUBSEQUENT TAX BILLS &
INDY HOMEBUY LLC
2701 N. KILDARE AVE
CHICAGO, IL 60639



UNOFFICIAL COPY

LEGAL DESCRIPTION

THAT PART OF LOT 117 (EXCEPT THE NORTH 13 FEET THEREOF) AND ALL OF LOT 118, AND THE NORTH 12 FEET OF LOT 119 (EXCEPT THAT PART TAKEN FOR EXPRESSWAY) IN SMOOK SIEMS AND COMPANY'S HARMSWOOD PARK, A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, (EXCEPT THAT PART LYING NORTHEASTERLY OF THE NORTHWESTERLY LINE OF THE RIGHT OF WAY OF C. AND N.W. R.R.), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N 10-16-108-038

C/K/A 9433 LONG AVENUE, SKOKIE, ILLINOIS 60077

Property of Cook County Clerk's Office

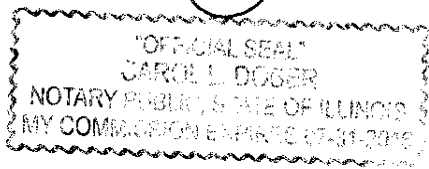
UNOFFICIAL COPY

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.

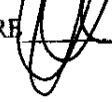
Dated 7/23, 2013 SIGNATURE  _____
Grantor or Agent

Subscribed and sworn to before me by the said agent this 23 day of July 2013

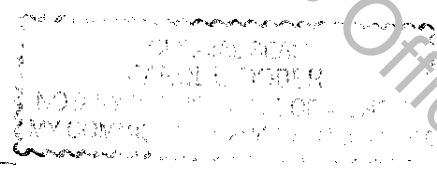


Notary Public 

THE GRANTOR 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 7/23, 2013 SIGNATURE  _____
Grantee or Agent

Subscribed and sworn to before me by the said agent this 23 day of July 2013



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.

(Attached to deed of ABI to recorded in Cook County, Illinois, if except under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)