

UNOFFICIAL COPY



Doc#: 1320534023 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 09:03 AM Pg: 1 of 4

13-09304

**SPECIAL WARRANTY DEED**

File No: 137-354415

Closing Agent:  
Alliance Title Corp.  
5523 N. Cumberland Ave.  
Chicago, IL 60656

THIS AGREEMENT, made and entered into this 18th 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 **DERRICK ARTIS, 8732 BENNETT AVE, CHICAGO, IL 60617** his/her/their heirs and assigns, party(ies) of the second part.

WITNESSETH that for an 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 **18465 PALMER AVE., HOMEWOOD, IL 60430** which is legally described as follows:

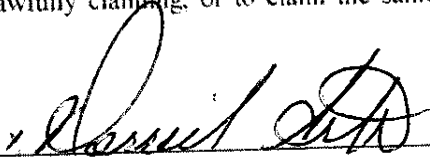
(See Attached Legal Description)

**PROPERTY ADDRESS: 18465 PALMER AVE., HOMEWOOD, IL 60430**  
**PIN: 32-06-107-013-0000**

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 it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charges, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend.

Buyer's Acknowledgement:   
Buyer Name: Derrick Artis

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authority published at 70 FR 43171 on July 26, 2005 by the Department of Housing and Urban Development

Signed, sealed and  
Delivered in the present of:

Secretary of Housing and Urban Development

By: George S. Wade II  
for the United States Department of Housing  
and Urban Development, an agency of the United  
States of America.

Jennifer Lee  
Jennifer Lee

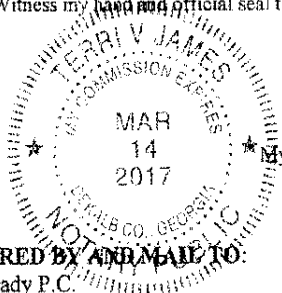
"EXEMPT" under provisions of Paragraph (b),  
Section 4, Real Estate Transfer Tax Act.

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 II, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date July 18<sup>th</sup> 2013, 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 18<sup>th</sup> day of July, 2013.



Terriv James  
Notary Public  
My commission expires 3/14/17

PREPARED BY AND MAIL TO:  
Nona Brady P.C.  
136 Pulaski Road  
Calumet City, IL 60409

SEND SUBSEQUENT TAX BILLS:  
Derrick Artis  
18465 Palmer Ave  
Homewood, IL 60430

REAL ESTATE TRANSFER	07/23/2013
COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

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LOT 3 IN THE SUBDIVISION OF LOT 24 (EXCEPT THE EAST 130 FEET OF THE NORTH 100 FEET THEREOF) OF HENRY GOTTSCHALK'S SUBDIVISION, THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE 79.20 FEET WEST OF CENTER LINE OF VINCENNES ROAD AND EAST OF EAST LINE OF HENRY STREET, ALL IN THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS.

18465 Palmer Ave  
Homewood, IL 60430

Property Index Number:  
32-06-107-013-0000

Property of Cook County Clerk's Office

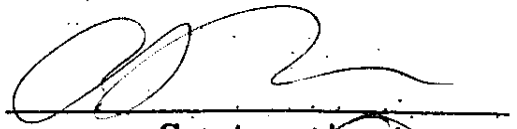
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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.

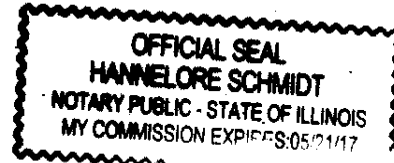
Dated 7-9, 2013

Signature: \_\_\_\_\_



Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 18, day of JULY, 2013  
Notary Public Hannelore Schmidt



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.

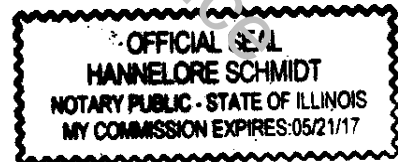
Date 7-18, 2013

Signature: \_\_\_\_\_



Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 18, day of JULY, 2013  
Notary Public Hannelore Schmidt



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.)