

# UNOFFICIAL COPY



Doc#: 1321946011 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/07/2013 09:33 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED

FILE NO. 13-232856

FIDELITY NATIONAL TITLE  
116 N. CHICAGO STREET  
STE 203  
JOLIET, IL 60432

THIS AGREEMENT, made and entered into this 3 day of Mar, 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 **JOHN A PENA AND JENNIFER M. PENA, 1025 W. COSSITH, ARLANSE, IL** 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: 425 Maple Avenue, Brookfield, IL 60513 which is legally described as follows:

(See Attached Legal Description) 18-03-128-006-0000

Being the same property acquitted by the party of the first part pursuant to 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, restriction, 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:

[Signature] [Signature]  
JOHN A. PENA JENNIFER M. PENA

REAL ESTATE TRANSFER	07/31/2013
COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00
18-03-128-006-0000   20130401606046   AFR7GM	

FIDELITY NATIONAL  
TITLE INSURANCE

52011537  
1 of 2

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IN WITNESS WHEREOF, the undersigned has set his/her hand and seal for and on behalf of the Secretary of Housing and Urban Development, under authority and by virtue of a delegation of authority published at 470 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

By: K. Rice  
Mandy Oakes

For the United States Department of Housing and Urban Development, an agency of the United States Of America.

"EXEMPT" under provisions of Paragraph (a),  
Section, 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 K. Rice, who is personally well known to me and known to be the person who executed the foregoing instrument being the date 4/30, 2013, by virtue of And above cited authority and acknowledged for the foregoing instrument to be his/hers free act and deed on behalf of PENIO, HUD'S delegated Management and Marketing Contractors by virtue of 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 30 day of April, 2013.

Nicholaus A. Rice  
Notary Public

My commission expires: 2/7/2015



**NICHOLAUS A. RICE**  
**FULTON COUNTY, GEORGIA**  
**NOTARY PUBLIC**  
**MY COMMISSION EXPIRES**  
**FEBRUARY 7<sup>TH</sup>, 2015**

PREPARED BY AND MAIL TO:

SEND SUBSEQUENT TAX BILLS:

BRUMUND LAW FIRM  
GARY K. DAVIDSON  
58 E. CLINTON STREET  
SUITE 200  
JOLIET, IL. 60432

JOHN A. PENA  
JENNIFER M. PENA  
4215 MAPLE AVENUE  
BROOKFIELD, IL. 60513

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**LEGAL DESCRIPTION**

LOT 35 IN BLOCK 4 IN FIRST ADDITION TO ROOSEVELT PARK, A SUBDIVISION OF PART OF THE EAST ¼ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NUMBER 18-03-128-006-0000

COMMONLY KNOWN AS: 4215 MAPLE AVENUE, BROOKFIELD, IL, 60513

Property of Cook County Clerk's Office

# UNOFFICIAL COPY



FIDELITY NATIONAL TITLE

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000

FAX: (312) 621-5033

## 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 esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 8-5, 2013 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Agent  
this 5th day of August  
2013.

[Signature]  
Notary Public



The grantor 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 esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 8-5, 2013 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said Agent  
this 5th day of August  
2013.

[Signature]  
Notary Public



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.]