



Doc#: 1325915065 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/16/2013 01:44 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

File No.: 137-625137
Mary F. Murray
5127 W. Devon Ave.
Chicago IL 60646

10/2

Fidelity 51010668

THIS AGREEMENT, made and entered into this 6 day of September, 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 SHANNON RENEE SULLIVAN,* of 5210 W. Montana, Unit 2W, Chicago IL 60639, his/her/their heirs and assigns, party(ies) of the second part.
* aka Shannon R Sullivan

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 1839 N. LOCKWOOD AVE., UNIT B, CHICAGO IL 60639, 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 it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, 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 Acknowledgment:

Shannon R. Sullivan
Shannon Renee Sullivan

UNOFFICIAL COPY

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 70 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

Jennifer Lee
Similar Lee
CR Conroy Russ

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.

9/10/13 *[Signature]*
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 September 6th, 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, 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 6th day of Sept, 2013.

[Signature]
Notary Public

My commission expires: 3/14/12

PREPARED BY AND MAIL TO:
Mary F. Murray
5127 W. Devon Ave.
Chicago IL 60646

SEND SUBSEQUENT TAX BILLS TO:
Shannon Renee Sullivan
1839 N. Lockwood Ave. Unit B
Chicago IL 60639

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNITS B AND P-2 IN THE ENCLAVE AT GALEWOOD CROSSINGS LOT 36 CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 36 IN GALEWOOD RESIDENTIAL SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0807716030, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN, ON, OVER, UPON, THROUGH AND ACROSS THOSE PORTIONS OF LOT 169 IMPROVED AS ROADWAY.

Commonly known as 1839 N. LOCKWOOD AVE, UNIT B, CHICAGO IL 60639
P.I.N. 13-33-327-170-1002

and 13-33-327-170-1004

REAL ESTATE TRANSFER 09/11/2013



CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00

13-33-327-170-1002 | 20130501605561 | VT09ZU

REAL ESTATE TRANSFER 09/11/2013



COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

13-33-327-170-1002 | 20130501605561 | 68WKVP

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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 estate 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 Sept 16, 2013 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Kimberly Kowal
this 16th day of Sept
2013.

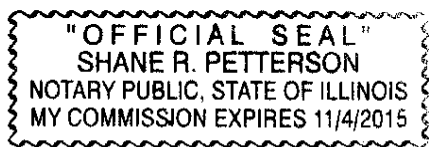


[Signature]
Notary Public

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 estate 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 Sept 16, 2013 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Kimberly Kowal
this 16th day of Sept 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.]