

# UNOFFICIAL COPY



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Doc#: 1326215045 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/19/2013 11:37 AM Pg: 1 of 5

## SPECIAL WARRANTY DEED

File Number: 137-249245

BLM Title Services, LLC  
1300 Iroquois Avenue, Suite 100  
Naperville, IL 60563

THIS AGREEMENT, made and entered into this 11<sup>th</sup> 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 FOREST AVENUE PROPERTIES, LLC, 60 S. FOREST AVE., NAPERVILLE, IL 60540, 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 3552 W. PALMER STREET, CHICAGO, IL 60647, 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 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:

FOREST AVENUE PROPERTIES

*By Gary K. Davidson  
His attorney in fact*

### REAL ESTATE TRANSFER

09/19/2013



CHICAGO:	\$0.00
CTA:	\$0.00
<b>TOTAL:</b>	<b>\$0.00</b>

### REAL ESTATE TRANSFER

09/19/2013



COOK	\$0.00
ILLINOIS:	\$0.00
<b>TOTAL:</b>	<b>\$0.00</b>

13-35-212-021-0000 | 20130801605214 | BA5BXX

13-35-212-021-0000 | 20130801605214 | J32FZS

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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 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  
Brad Ray Braden Ray

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

Date 9/11/13 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 10<sup>th</sup>, 2013, by the virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on the behalf of Forest Avenue Properties, LLC 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 know 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 10<sup>th</sup> day of Sept, 2013

Reini James  
Notary Public

My Commission Expires:

3/14/17

Prepared By and Mail To:

Brenda L. Murzyn, Esq  
BLM Title Services, LLC  
1300 Iroquois Avenue, Suite 100  
Naperville, IL 60563

Send Subsequent Tax Bills To:

Forest Avenue Properties, LLC  
60 S. Forest Ave.  
Naperville, IL 60540

# UNOFFICIAL COPY

## EXHIBIT A:

LOT 222 IN THE SUBDIVISION OF THE NORTH HALF OF THE WEST THIRD OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY: 13-35-212-021-0000  
3552 W. PALMER STREET, CHICAGO IL 60647

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 of Illinois.

Dated September 11<sup>th</sup>, 2013

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

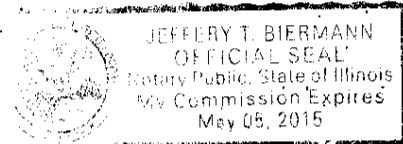
**Grantor or Agent**

Subscribed and sworn to before me

By the said Alexander

This 11<sup>th</sup> day of September, 2013

Notary Public [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 title to real estate under the laws of the State of Illinois.

Date September 11<sup>th</sup>, 2013

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

**Grantee or Agent**

Subscribed and sworn to before me

By the said Gary Davidson

This 11<sup>th</sup> day of September, 2013

Notary Public [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.)

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