

UNOFFICIAL COPY



01146-17572
SPECIAL WARRANTY DEED

File No: 137-471889

AFTER RECORDING RETURN
THIS INSTRUMENT TO:

Doc#: 1326608283 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/23/2013 03:40 PM Pg: 1 of 4

Stewart Title Company
9913 Southwest Hwy
Oak Lawn, IL 60453

THIS INSTRUMENT, made and entered into this 7 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, City Capital Holdings, LLC5, 5613 Hillcrest Road, Downers Grove, IL 60516,
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 which is legally described as
follows: 8745 Mozart Avenue, Evergreen Park, Illinois 60805.
Pin# 24-01-108-049

(See Attached Legal Description)

Being the same property acquired by the party of the first part pursuant to the provisions of 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 hereof
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: City Capital Holdings, LLC 5

No. 2292

Village of Evergreen Park

\$ 329.00

Lizanne M. Welton
Real Estate Transaction Stamp

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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:



Stock Brewer
Christy Hasty

Secretary of Housing and Urban Development
Contractor for C-OPC-23632

BY: Ron Hutchison
For HUD by: Ron Hutchison, Senior Project Manager
for the United States Department of Housing and Urban Development, and agency of the United States of America.

'EXEMPT' UNDER PROVISIONS OF Paragraph (b),
Section 4, Real Estate Transfer Tax Act

9/23/13 RON HUTCHISON
Date Buyers/Seller or Representative

REAL ESTATE TRANSFER		09/23/2013
	COOK	\$0.00
	ILLINOIS:	\$0.00
TOTAL:		\$0.00

24-01-108-049-0000 | 20130901605982 | Z3VBQ1

STATE OF TN
COUNTY OF Davidson

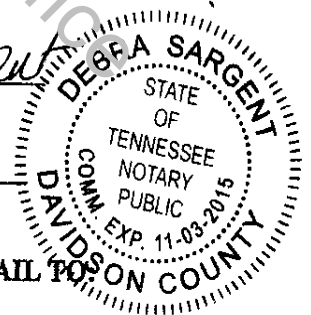
SS.

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 September, 2013 by virtue of the above cited authority and acknowledged, the foregoing instrument to be his/her free act and deed on behalf of HomeTelco 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 September, 2013.

Debra Sargent
NOTARY PUBLIC

My commission expires: 11/3/15



PREPARED BY:
Michael Angieri
Attorney At Law
1450 Plainfield Road, Ste. 1
Darien, Illinois 60561

SEND SUBSEQUENT TAX BILLS & MAIL TO:
City Capital Holdings LLC5
5613 Hillcrest Road
Downers Grove, Illinois 60516

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ALTA Commitment 1617016

Legal Description

LOT 9 IN SECOND ADDITION TO GAWLEY'S NORTH EVERGREEN SUBDIVISION BEING A SUB OF LOTS 4 AND 5 IN TAYLOR SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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 9/1/13

SIGNATURE [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 18 (th) day of Sept, 2013.

Notary Public [Signature]



THE GRANTEE 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: 9/1/13

SIGNATURE [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 10 (th) day of Sept, 2013.

Notary Public [Signature]



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.