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Doc#: 1330115038 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/28/2013 01:24 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

Case No: 137-383833

Fidelity National Title
116 N. Chicago St. Ste. 203
Joliet, IL 60432

12/1
FIDELITY NATIONAL # HUD 070311

THIS AGREEMENT, made and entered into this 22nd day of Oct, 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 Paul Gellert, 114 E. Center, Glenwood, IL 60425 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 415 E. Tulip Dr., Glenwood, IL 60425 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:

Paul Gellert

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

REAL ESTATE TRANSFER	10/25/2013		
	COOK	\$0.00	
	ILLINOIS:	\$0.00	
	TOTAL:	\$0.00	

NO. 3613 REAL ESTATE TRANSFER TAX

AMOUNT EX THE TOWN OF GLENWOOD

DATE

SOLD BY

UNOFFICIAL COPY

Signed, sealed and
Delivered in the present of:

Secretary of Housing and Urban Development

By: HomeTelos, LP as Asset Manager
Contractor for C-OPC-23632

For HUD by: Christie Petry, Closing Specialist

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

Cara Buyer
[Signature]

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

10/24/13 James D. Benedetto
Date Buyer, Seller or Representative

STATE OF TN)
COUNTY OF DAVIDSON)

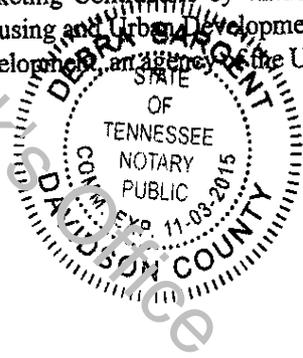
SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christie Petry, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date October 22, 2013 by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of HOMETELOS, 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 22 day of October, 2013.

[Signature]
Notary Public

My commission expires: 11/3/15



PREPARED BY AND MAIL TO:
James Dibenedetto
1440 Maple Ave. Suite 7B
Lisle, IL 60532

SEND SUBSEQUENT TAX BILLS:
Paul Gellert
415 E. Tulip Dr.
Glenwood, IL 60425

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

600 S. WASHINGTON #201, NAPERVILLE, ILLINOIS 60540

PHONE: (630) 416-4250
FAX: (630) 416-4253

ORDER NUMBER: 2011 HUD000311 UOC
STREET ADDRESS: 415 E. TULIP

CITY: GLENWOOD COUNTY: COOK
TAX NUMBER: 32-03-411-021-0000

LEGAL DESCRIPTION:
LOT 207 IN 4TH ADDITION TO GLENWOOD GARDENS, A SUBDIVISION OF PART OF THE NORTH 1/2 OF
THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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 Oct 22, 2013

Signature:

Grantor or Agent

Subscribed and sworn to before me by the

said GRANTOR

this 25 day of Oct

2013



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 Oct 22, 2013

Signature:

Grantee or Agent

Subscribed and sworn to before me by the

said GRANTEE AGENT

this 25 day of Oct, 2013



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.]