

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

File No: 2492949 Case No. 137-357607



First American Title Ins. Co.
27775 Diehl Rd.
Warrenville, IL 60555

Doc#: 1333145052 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/27/2013 11:54 AM Pg: 1 of 4

FIRST AMERICAN TITLE
ORDER # 482949

THIS AGREEMENT made and entered into this 12 day of NOV, 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 **AFUSAT OLAGUNJU, 2116 E. 79TH STREET, CHICAGO, ILLINOIS 60649** 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 **9760 SOUTH MERRILL AVENUE, CHICAGO, COOK COUNTY ILLINOIS** 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 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:

Olagunju
Buyer Name

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

UNOFFICIAL COPY

Signed, sealed and
Delivered in the present of:

Secretary of Housing and Urban Development

By: [Signature]

U. Jefferson

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

Ursula Jefferson

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

11/15/13
Date 11/15/13 Buyer, Seller or Representative [Signature]

STATE OF GA)
COUNTY OF Fulton) SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared [Signature], who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 11/15/2013, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of REMCO, 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 8 day of Nov, 2013.



NICHOLAUS A. HILL
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015

[Signature]
Notary Public

My commission expires: 2/7/2015

PREPARED BY AND MAIL TO:
Roderick D. Thomas
1444 N. Farnsworth Ave., Suite 100
Aurora, IL 60503

SEND SUBSEQUENT TAX BILLS:
Afusat Olagunju
9760 S. Merrill Ave.
Chicago, IL 60617

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 100 IN JEFFREY MANOR, BEING A RESUBDIVISION OF PART OF BLOCK 1, ALL OF BLOCKS 2 TO 10, BOTH INCLUSIVE AND PART OF BLOCK 11 INCLUDING VACATED ALLEYS AND VACATED PARTS OF SOUTH CLYDE AVENUE, SOUTH PAXTON AVENUE, EAST 96TH STREET, EAST 96TH PLACE, EAST 97TH STREET, EAST 97TH PLACE, EAST 98TH STREET AND EAST 98TH PLACE, ALL IN H. MAGINNIS 95TH STREET SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

25-12-217-083-0000

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER	11/26/2013
CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00

25-12-217-083-0000 | 20131101603613 | TRON71

REAL ESTATE TRANSFER	11/26/2013
COOK:	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

25-12-217-083-0000 | 20131101603613 | 3JNZCB

PROPERTY ADDRESS:
 9760 South Merrill Avenue, Chicago, Illinois
 60617



UNOFFICIAL COPY

First American

First American Title Insurance Company
8707 West 95th Street
Hickory Hills, IL 60457
Phone: (708)430-2932
Fax: (866)596-3984

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: November 25, 2013

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____, affiant, on
November 25, 2013.

agent

Notary Public _____

[Handwritten Signature: Linda J Minnich]



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 and hold title to real estate under the laws of the State of Illinois.

Dated: November 25, 2013

Signature: _____

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____, affiant, on
November 25, 2013.

agent

Notary Public _____

[Handwritten Signature: Linda J Minnich]

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

