

# UNOFFICIAL COPY



Doc#: 1333916063 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/05/2013 02:47 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

File No: 137-441057  
AFTER RECORDING RETURN  
THIS INSTRUMENT TO:  
Stewart Title Company  
9913 Southwest Hwy  
Oak Lawn, IL 60453

01146-18450 1/2  
THIS INSTRUMENT, made and entered into this 21 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, ARS Capital Investments, LLC  
, 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  
14640 Honore Avenue, Harvey, IL 60426

which is legally described as follows:  
Pin# 29-07-217-048-0000

(See Attached Legal Description)

STEWART TITLE COMPANY  
2055 W. Army Trail Rd. Suite 110  
Addison, IL 60101  
630-889-4050

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 thereof  
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:

Anthony Scales  
ARS Capital Investments, LLC by Anthony Scales, Manager

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal for and on behalf

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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:

Michelle Distin  
Michelle Distin

Secretary of Housing and Urban Development

BY: Camilla Lowe, Closer

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**

10-21-2013 Home  
Date Buyer, Seller or Representative

|  |   | REAL ESTATE TRANSFER | 12/04/2013 |
|--|---|----------------------|------------|
| STATE OF                                     | <u>GA</u> )   | COOK                 | \$0.00     |
| COUNTY OF                                    | <u>Fulton</u> )   | ILLINOIS:            | \$0.00     |
|  | SS.   | TOTAL:               | \$0.00     |
| 20-07-217-048-0000   20131001600524   KBQ42B |   |                      |            |

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Camilla Lowe, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 10/15, 2013 by virtue of the above cited authority and acknowledged, the foregoing instrument to be his/her free act and deed on behalf of Home 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 15 day of Oct, 2013.



NICHOLAUS A. RICE  
FULTON COUNTY, GEORGIA  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
FEBRUARY 7<sup>TH</sup>, 2015

[Signature]  
NOTARY PUBLIC

My commission expires: 2/7/2015

**PREPARED BY:**  
Thomas A. Gilley  
Attorney at Law  
15525 South Park Avenue  
Suite 104  
South Holland, Il 60473

**SEND SUBSEQUENT TAX BILLS & MAIL TO:**  
ARS  
PO BOX 62  
OLYMPIA FIELDS IL  
60461

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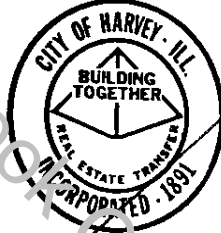
**LEGAL DESCRIPTION**

Property Address: 14640 Honore Ave., Harvey, IL 60426

PIN# 29-07-217-048-0000

LOT 54 AND 55 IN BLOCK 204 IN HARVEY, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\$16,685.<sup>00</sup>



№ 19365

Property of Cook County Clerk's Office

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## 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 10/21/2013

SIGNATURE Anthony Scales  
Grantor or Agent

Subscribed and sworn to before me by the said Anthony Scales this 21 (th) day of OCT, 2013.

Notary Public Kristi Brewer



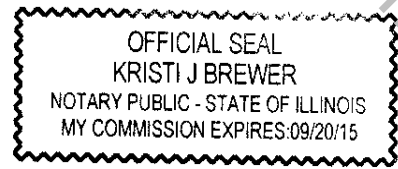
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, 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: 10/21/13

SIGNATURE Anthony Scales  
Grantee or Agent

Subscribed and sworn to before me by the said Anthony Scales this 21 (th) day of OCT, 2013.

Notary Public Kristi Brewer



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.