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SPECIAL WARRANTY DEED



File No: 137-419454

Doc#: 1335846005 Fee: \$46.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/24/2013 09:26 AM Pg: 1 of 4

CA Fidelity National Title
CA Address 6250 W.95th Street
CA Address _____
CA Address Zip Oak Lawn, IL, 60453

THIS AGREEMENT, made and entered into this 18 day of December, 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
Boguslaw Drozd, 2759 Ember Lane Arlington Heights IL, 60005 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 7326 40th Street #1B, Lyons, IL, 60534
which is legally described as follows:

REAL ESTATE TRANSFER		12/20/2013
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00

18-01-203-047-1037

18-01-203-047-1037 | 20131201605685 | R86PVG

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:

Boguslaw Drozd by [Signature]
Attestant, his attorney in fact

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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: _____

John Kurant

John 7/20/13

[Signature]

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

“EXEMPT” under provision of Paragraph (b),
Section 4, Real Estate Transfer Tax Act.

12/20/13
Date

Buyer, Seller or Representative

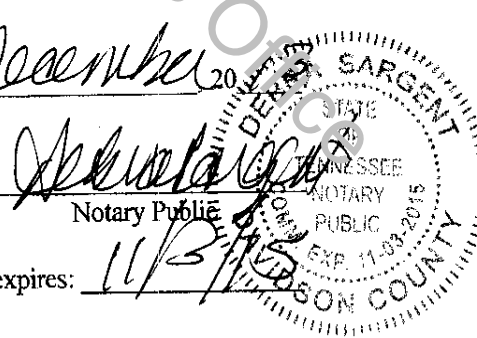
STATE OF TN

COUNTY OF Davidson

SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christa Perry, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date December 13, 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 18 day of December, 2013



My commission expires: 11/30/15

PREPARED BY AND MAIL TO:

CA John M. Kurant, Esq.
CA Address 7925 W. 103rd Street
CA Address Suite 1A
CA zip Palos Hills IL 60465

SEND SUBSEQUENT TAX BILLS:

Boguslaw Drozd
2759 Ember Street
Arlington Heights IL 60005

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

6250 W. 95TH STREET, OAK LAWN, ILLINOIS 60453

PHONE: (708) 430-3030

FAX: (708) 430-3434

ORDER NUMBER: 2011 HUD000388 UOC
STREET ADDRESS: 7326 40TH STREET UNIT 1B

CITY: LYONS
TAX NUMBER: 18-01-203-047-1037

COUNTY: COOK

LEGAL DESCRIPTION:

UNIT 7326-1B, 7326-P-5 AND 7326-P-6 IN CONDOS ON THE FOREST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 28, 29, 30 AND THE EAST 1/2 OF LOT 27 INCLUSIVE, AND LOTS 24, 25, 26 AND THE WEST 1/2 OF LOT 27 IN BLOCK 8 IN RESUBDIVISION OF BLOCKS 6 TO 8 IN HAAS AND POWELL'S ADDITION TO RIVERSIDE IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 19, 2003 AS DOCUMENT 0326210017 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, 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 December 23, 2013 Signature: *James A. Dulich*
Grantor or Agent

Subscribed and sworn to before me by the

said AGENT

this 23rd day of December
2013.

J. R. Kelly
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.

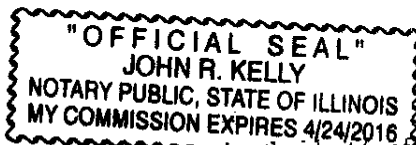
Dated December 23, 2013 Signature: *James A. Dulich*
Grantee or Agent

Subscribed and sworn to before me by the

said AGENT

this 23rd day of December
2013.

J. R. Kelly
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.]