# SPECIAL WARRANTY DEED Case No: 137-347016

Fidelity National Title 903 Commerce Drive

Oak Brook, IL 60523

4241 Grove Ave, Stickney, IL 60402



Doc#: 1402846089 Fee: \$46.25 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds

Date: 01/28/2014 11:42 AM Pg: 1 of 4

THIS AGREEMENT, made and entered into this day of ,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 Dignazar Aguayo, 1311 Home, Berwyn, IL 60402 his/her/their heirs and assigns, pany(,cr) of the second part.

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WITNI'SSETH 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 4241 Grove Ave., Stickney, IL 60402 which is legally described as follows:

(See Attached Legal Description) 19-06-124-018-0000

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 coment 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:

Dignazar Aguayo

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  $vv'_{-1}$  26, 2005 by the Department of Housing and Urban Development

VILLAGE OF STICKNEY
TRANSACTION EXEMPT FROM REAL
ESTATE TRANSFER TAX ACCORDING TO

PARAGRAPH\_\_\_

VILLAGE COLLECTOR

FIDELITY NATIONAL TITLE TUNG USON YES

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### **UNOFFICIAL COPY**

Urban Development Secretary of Housing Signed, sealed and Delivered in the present of: for the United States Department of Housing and Urban Development, an agency of the United States of America. "EXEMPT" under provisions of Paragraph (b), Section 4, Real Estate Transfer Tax Act. Date Buyer, Seller or Representative SS. the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared who is personally well ancwn to me and known to be the person who executed the foregoing instrument bearing the date 17 Con Poul by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of PEMCO ALD's delegated Management and Marketing Contractors by virtue of a delegation of authority published at 70 FR 43171 or July 26, 2005 for the Secretary of Housing and Urban Development, of Washington, D.C., also known as the United States Papar nent of Housing and Urban Development, an agency of the United States of America. Witness my hand and official seal this KEYANA MARSHALL GWINNETT COUNTY, GEORGIA **NOTARY PUBLIC** MY COMMISSION EXPIRES My commission expires **JULY 25, 2016** SEND SUBSEQUENT TAX BILLS: PREPARED BY AND MAIL TO: Dignazar Aguayo Dignazar Aguayo 4241 Grove Ave 4241 Grove Ave Stickney, IL 60402 Stickney, IL 60402 REAL ESTATE TRANSFER 01/24/2014 COOK \$0.00 ILLINOIS: \$0.00 TOTAL: \$0.00 19-06-124-018-0000 | 20140101601566 | ST0ZJ1

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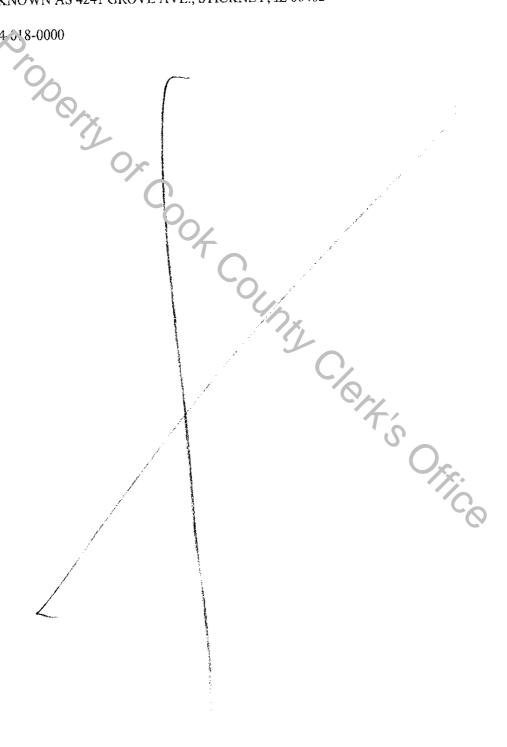
## **UNOFFICIAL COPY**

#### LEGAL DESCRIPTION

LOT 20 IN OAK PARK AVENUE ADDITION, A SUBDIVISION OF BLOCK 12 IN BP SHOTWELL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 4241 GROVE AVE., STICKNEY, IL 60402

PIN 19-06-124-018-0000



PROPERTY ADDRESS: 4241 Grove Ave. Stickney, IL 60402

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### INOFFICIAL CO



### FIDELITY NATIONAL TITLE

903 COMMERCE DR. #180, OAK BROOK, ILLINOIS 60523

PHONE: (630) 574-7272 (630) 574-1689 FAX:

#### 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 esate 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 on the State of Illinois.
Dated Signature: Grantor or Agent
Subscribed and sworn to before me by the
saidQ
this day of day
NOTARY PUBLIC - STATE OF LUNOIS  MY COMMISSION EXPRESSIVE 21:17
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 esate 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
Subscribed and sworn to before me by the
said
this OFFICIAL SEAL MIKA SOTO NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:05/21/17  Notary Rublic
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.]