

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

File No: 137-580646  
GHS14-077

Doc#: 1410455032 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/14/2014 11:21 AM Pg: 1 of 4

**Gardi and Haught, Ltd.**  
Attorneys at Law  
951 N. Plum Grove Rd. Suite G  
Schaumburg, IL 60173

THIS AGREEMENT, made and entered into this 11<sup>th</sup> day of April, 2014, 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 **Diana B. Cruz, Individual, 5324 Judy Court, Oak Forest IL 60452** 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 as **15715 PEGGY LANE UNIT 9, OAK FOREST IL 60452** 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: Diana B. Cruz  
**Diana B. Cruz, Individual**

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

ST 5148774  
CY

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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:

[Signature]  
\_\_\_\_\_

Secretary of Housing and Urban Development

By: \_\_\_\_\_

[Signature]  
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.**

4-8-14 [Signature]  
Date Buyer, Seller or Representative

STATE OF Georgia SS.  
COUNTY OF Fulton

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 4/4, 2014, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Jemco Ltd, 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 4<sup>th</sup> day of April, 2014.



  
JOYCE R KING  
FULTON COUNTY, GEORGIA  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
JUNE 12, 2016

Joyce R King  
Notary Public

My commission expires: June 12 2016

**PREPARED BY AND MAIL TO:**  
Gardi and Haught, Ltd.  
Tom Haught  
951 N. Plum Grove Rd. Suite G  
Schaumburg, IL 60173

**SEND SUBSEQUENT TAX BILLS:**  
Diana Cruz  
15715 Peggy Lane Unit 9  
Oak Forest, IL 60452

<b>REAL ESTATE TRANSFER</b>		04/11/2014
	COOK	\$0.00
	ILLINOIS:	\$0.00
	<b>TOTAL:</b>	<b>\$0.00</b>

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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5148774 MNC  
STREET ADDRESS: 15715 PEGGY LANE #9  
CITY: OAK FOREST COUNTY: COOK  
TAX NUMBER: 28-17-416-009-1105

**LEGAL DESCRIPTION:**

UNIT 9-9 IN SHIBUI SOUTH CONDOMINIM AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS COVENANTS AND BY-LAWS FOR SHIBUI SOUTH CONDOMINIUM, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1984 AND KNOWN AS TRUST NUMBER 61991, RECORDED MARCH 5, 1993 AS DOCUMENT 92168945, AS AMEDED FROM TIME TO TIME, IN THE WEST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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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 of Illinois.

Dated April 01, 2014

Signature: \_\_\_\_\_

**Grantor or Agent**

Subscribed and sworn to before me

By the said agent

This 11 day of April, 2014

Notary Public Alison Walkington



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

Date April 11, 2014

Signature: \_\_\_\_\_

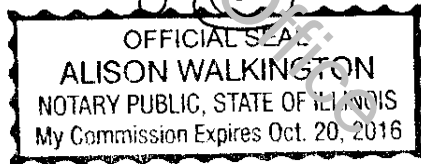
**Grantee or Agent**

Subscribed and sworn to before me

By the said agent

This 11 day of April, 2014

Notary Public Alison Walkington



**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.)