

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Case No: 137-404414

Fidelity National Title  
116 N. Chicago St. Ste. 203  
Joliet, IL 60432

Doc#: 1411146009 Fee: \$46.25  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/21/2014 09:18 AM Pg: 1 of 4

THIS AGREEMENT made and entered into this 7 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 **Fischer Real Estate and Consulting Inc, 19962 Torrence Avenue, Lynwood, IL 60411, and BenWhite Investments LLC, 165 N. Canal #517, Chicago IL 60606,** 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 obtained 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 **1541 S. 59<sup>th</sup> Court, Cicero IL 60804** 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: [Signature]  
Fischer Real Estate and Consulting

Buyer's Acknowledgement: [Signature]  
BenWhite Investments LLC

**FIDELITY NATIONAL  
TITLE INSURANCE**

HUD000659

	Real Estate Transfer Tax	<b>\$500</b>
	Real Estate Transfer Tax	<b>\$50</b>
	Real Estate Transfer Tax	<b>\$10</b>
	Real Estate Transfer Tax	<b>\$5</b>

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

Deed 1 OF 2

# UNOFFICIAL COPY

Signed, sealed and  
Delivered in the present of:

Secretary of Housing and Urban Development

**Jennifer Lee**  
HUD's Designated Agent

By: Jennifer Lee  
Jennifer Lee

Kystal McFadden  
Kristal McFadden  
Corey Ray

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.

**REAL ESTATE TRANSFER** 04/17/2014

		<b>COOK</b>	\$0.00
		<b>ILLINOIS:</b>	\$0.00
		<b>TOTAL:</b>	\$0.00

Date [Signature] Buyer, Seller or Representative

16-20-225-018-0000 | 20140301604148 | GZY92G

STATE OF GA )  
 ) SS.  
COUNTY OF Fulton )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jennifer Lee, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 04-07-14, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Ben White Associates 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 7<sup>th</sup> day of Apr, 2014.



Jennifer James  
Notary Public

My commission expires: 3/14/17

**PREPARED BY AND MAIL TO:**  
Gary K, Davidson  
13963 S. Bell Road  
Homer Glen IL 60491

**SEND SUBSEQUENT TAX BILLS:**  
BenWhite Investments LLC  
165 N. Canal #517  
Chicago IL 60606

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LEGAL DESCRIPTION

LOT 8 IN J.J. TOUHY'S SUBDIVISION OF LOTS 6 AND 7 IN BLOCK 15 IN MANDELL AND HYMAN'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NUMBER 16-20-225-018-0000

COMMONLY KNOWN AS:

1541 S. 59<sup>TH</sup> COURT, CICERO, IL. 60804

Property of Cook County Clerk's Office

# UNOFFICIAL COPY



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 April 7, 2014, Signature: Nicole Adams  
Grantor or Agent

Subscribed and sworn to before me by the  
said Agent  
this 7 day of April 2014



[Signature]  
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 April 7, 2014, Signature: Nicole Adams  
Grantor or Agent

Subscribed and sworn to before me by the  
said Agent  
this 7 day of April 2014



[Signature]  
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.]