

# UNOFFICIAL COPY



Doc#: 1504219105 Fee: \$68.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/11/2015 01:01 PM Pg: 1 of 4

**SPECIAL WARRANTY DEED**

FILE NO. 137-545024

FIDELITY NATIONAL TITLE  
116 N. CHICAGO STREET  
STE 203  
JOLIET, IL. 60432

THIS AGREEMENT, made and entered into this 2 day of February, 2015, 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.** an Illinois Corporation, 13161 W. 143<sup>rd</sup> Street, Ste 103, Homer Glen, IL. 60491 and **BROWNING BUILDERS, INC.** an Illinois Corporation, P.O. Box 348, Manhattan, IL. 60442 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 7828 S. MICHIGAN AVE, CHICAGO, IL. 60619 which is legally described as follows:

(See Attached Legal Description)

Being the same property acquired by the party of the first part pursuant to 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, restriction, 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:

CHRIS FISCHER, SOLE SHAREHOLDER  
FISCHER REAL ESTATE SALES AND CONSULTING INC.

Buyer's Acknowledgement:

KATHERINE DENNY, PRESIDENT  
BROWNING BUILDERS INC.

*my attorney the Recorder of Deeds  
files attorney's fact*

**FIDELITY NATIONAL  
TITLE INSURANCE**

OC15001084HD

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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 470 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

Amir Ameer Drake

By: Jennifer Lee  
Jennifer Lee  
As HUD's Designated Agent

R. W. Davidson Krystal McFadden

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, Real Estate Transfer Tax Act.

Date \_\_\_\_\_ Buyer, Seller or Representative

STATE OF GA \_\_\_\_\_ )

COUNTY OF Fulton \_\_\_\_\_ ) ss.

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 being the date: 2-2, 2015 by virtue of And above cited authority and acknowledged for the foregoing instrument to be his/her free act and deed on behalf of Oring Associates HUD'S delegated Management and Marketing Contractors by virtue of 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 2nd day of Feb, 2015.



Terry James  
Notary Public  
3/14/17

PREPARED BY AND MAIL TO:

SEND SUBSEQUENT TAX BILLS:

GARY K. DAVIDSON  
13963 S. Bell Road  
Homer Glen, IL. 60491

Browning Builders Inc.  
P.O. Box 348  
Manhattan, IL. 60442

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**LEGAL DESCRIPTION**

THE SOUTH 33.54 FEET OF LOT 3 IN BLOCK 20 IN PITNER'S SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NUMBER 20-27-319-021-0000

COMMONLY KNOWN AS:

7828 S. MICHIGAN AVENUE, CHICAGO, IL. 60619

**REAL ESTATE TRANSFER TAX** 09-Feb-2015



**CHICAGO:** 0.00  
**CTA:** 0.00  
**TOTAL:** 0.00

20-27-319-021-0000 | 20150101657885 | 1-674-759-808

**REAL ESTATE TRANSFER TAX** 09-Feb-2015



**COUNTY:** 0.00  
**ILLINOIS:** 0.00  
**TOTAL:** 0.00

20-27-319-021-0000 | 20150101657885 | 1-293-397-332

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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.

Date: 2/5/15 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the

said [Signature]  
this 5th day of Feb.  
2015



[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: 2/5/15 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the

said [Signature]  
this 5th day of Feb.  
2015



[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.]