

# UNOFFICIAL COPY



12/11

## SPECIAL WARRANTY DEED

Case No: 137-126457

Fidelity National Title  
116 N Chicago Street Suite 203  
Joliet, IL 60432

Doc#: 1505056039 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/19/2015 02:24 PM Pg: 1 of 4

## FIDELITY NATIONAL TITLE

HUD000169

THIS AGREEMENT made and entered into this 8<sup>th</sup> day of December, 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 SALES AND CONSULTING INC, 19962 TORRENCE AVE, LYNWOOD, IL 60411 & O'HARA PROPERTIES LLC** 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 **414 HORSCH AVE CALUMET CITY, IL 60411** 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 encumbered 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:

FISCHER REAL ESTATE SALES AND CONSULTING INC

Buyer's Acknowledgement:

O'HARA PROPERTIES LLC

**REAL ESTATE TRANSFER TAX**

**46129**

12.15.14  
JK



Calumet City • City of Homes \$

148.00

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

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Recorded in Cook County, Illinois  
Date of Recording: Title  
11/27/2014  
11/27/2014  
11/27/2014

This deed is made and entered into this 8<sup>th</sup> day of December, 2014, by and between the 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 SALES AND CONSULTING, INC. 19642 TORRENCE AVE, LYNWOOD, IL 60411 & O'HARA PROPERTIES LLC** party of the second part.

WHEREAS the party of the first part 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 **414 HIRSCH AVE CHICAGO, IL 60641** which is legally described as follows:

(See Attached Legal Description)

The title to said property acquired by the party of the first part pursuant to the provisions of the National Housing Act, (42 USC 1415) and the Department of Housing and Urban Development Act (79 Stat. 667).

AND CONVEYANCE is made subject to all covenants, easements, restrictions, reservations, conditions and rights appurtenant to and appurtenant to 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 intended to do anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged with any lien, mortgage, and the said premises, against all persons lawfully claiming, or to claim the same, by, through or otherwise, in law, fact and demand.

Seller's Acknowledgement:   
FISCHER REAL ESTATE SALES AND CONSULTING INC

Buyer's Acknowledgement: \_\_\_\_\_  
O'HARA PROPERTIES LLC

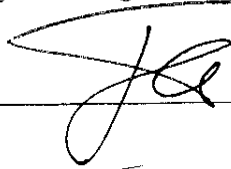
IN WITNESS WHEREOF, the undersigned has put his/her hand and seal for and on behalf of the Secretary of Housing and Urban Development, under authority and by virtue of a delegation of authority published at 70 FR 43171 on July 26, 2005 by the Department of Housing and Urban Development.

# UNOFFICIAL COPY

Signed, sealed and  
Delivered in the present of:

Secretary of Housing and Urban Development

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



Jonathan Quao

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

Manisa Gules

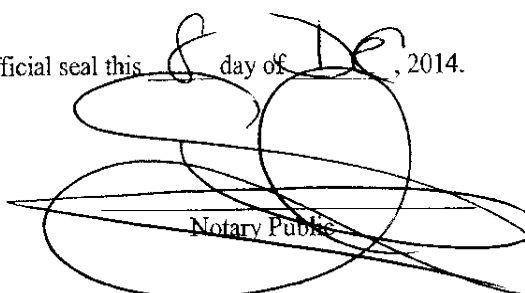
"EXEMPT" under provisions of Paragraph (b),  
Section 4, Real Estate Transfer Tax Act.

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

STATE OF GA )  
COUNTY OF Cobb ) SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jonathan Quao, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 12-24-14, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of DEMCO 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 8 day of Dec, 2014.

  
Notary Public



SHARON LEE  
COBB COUNTY, GEORGIA  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
JANUARY 21, 2015

My commission expires: \_\_\_\_\_

PREPARED BY AND MAIL TO:  
Barbara Waldman  
3330 Dundee Road Suite C104  
Northbrook Il 60062

SEND SUBSEQUENT TAX BILLS:  
Fischer Real Estate Sales and Consulting Inc  
19962 Torrence Ave  
Lynwood Il 60411

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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 11, 2014 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the

said agent

this 11 day of December

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 December 11, 2014 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the

said agent

this 11 day of December

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.]