

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Case No: 131-858627

Fidelity National Title
6250 W. 95th St.
Oak Lawn, IL 60453



Doc#: 1505546173 Fee: \$46.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/24/2015 02:28 PM Pg: 1 of 4

THIS AGREEMENT, made and entered into this 13 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 STACHON CONSTRUCTION, INC., 8249 S. Natoma, Burbank, IL 60459 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 8930 S. ELIZABETH ST., CHICAGO, IL 60620 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]
STACHON CONSTRUCTION, INC.

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

FIDELITY NATIONAL TITLE OC 150013994D

4A

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Signed, sealed and
Delivered in the present of:

Secretary of Housing and Urban Development

Am Th Amur Drake

By Jennifer Lee

Jennifer Lee
As HUD's Designated Agent

K. McFadden Kristal 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 4, Real Estate Transfer Tax Act.

Date Buyer, Seller or Representative

STATE OF CA)
)
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 bearing the date 2-10-15, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of OFORI & ASSOCIATES, HUD's delegated Management and Marketing Contractors by virtue of a delegation of authority published at 70 FR 43,71 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 10th day of Feb, 2015.

Terry James
Notary Public



My commission expires: 3/14/17

PREPARED BY AND MAIL TO:
Andrew Ligas
6417 W. 63rd St.
Suite 200
Chicago, IL 60638

SEND SUBSEQUENT TAX BILLS:
Stachon Construction, Inc.
8249 S. Natoma
Burbank, IL 60459

REAL ESTATE TRANSFER TAX		16-Feb-2015
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

REAL ESTATE TRANSFER TAX		16-Feb-2015
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00

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LEGAL DESCRIPTION

Order No.: OC15001399HD

For APN/Parcel ID(s): 25-05-122-022-0000

Lot 6 (except the North 36 feet thereof) and the North 18 feet of lot 7 in Brown and Brittan's resubdivision of Lot 2 (except the north 2.24 feet thereof) lots 3 to 46 and 47 (except the North 2.2 feet thereof) in Blakeslee's subdivision of Block 10 of W. O. Cole's subdivision of the east 1/2 of the northwest 1/4 (except the South East 1/4 of the South East 1/4 of the northwest 1/4) of Section 5, Township 37 north, range 14 east of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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FIDELITY NATIONAL TITLE

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000
FAX: (312) 621-5033

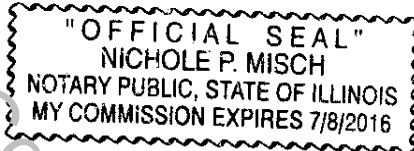
STATEMENT BY GRANTOR AND GRANTEE

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 February 18, 2015 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said agent
this 18 day of February 2015

[Signature]
Notary Public

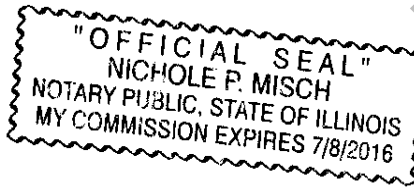


The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 18, 2015 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said agent
this 18 day of February 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.]