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SPECIAL WARRANTY DEED

File No: 137-499310
GHS14-260

Doc#: 1506549000 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/06/2015 08:47 AM Pg: 1 of 4

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

ST 5155070 (CT) 1 of 2

THIS AGREEMENT, made and entered into this 27th day of February, 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 **Dion Wiley & Alecia Sims, 1009 Cottage Grove, Ford Heights IL 60411** 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 **3819 DEWEY AVENUE, RICHTON PARK IL 60471** 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:

Dion Wiley & Alecia Sims

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

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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 present of:

Secretary of Housing and Urban Development

A. M. Amer Drake
R. McNeill

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

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.

2-27-15 *[Signature]*
Date Buyer, Seller or Representative

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 *02-26*, 2015 by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of *Ofari & Associates*, HUD's delegated Management and Marketing Contractors by virtue of a delegation of authority published in 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 *26th* day of *February*, 2015

Reini James
Notary Public
My commission expires *3/14/17*

PREPARED BY AND MAIL TO:
Gard and Haught, Ltd.
Tom Haught
951 N. Plum Grove Rd, Suite C
Schaumburg, IL 60193

SEND SUBSEQUENT TAX BILLS:

Don Wiley
3819 Dewey Ave
Richton Park, IL
60471

REAL ESTATE TRANSFER TAX		02-Mar-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5155070 MNC
STREET ADDRESS: 3819 DEWEY AVENUE
CITY: RICHTON PARK COUNTY: COOK
TAX NUMBER: 31-35-328-020-0000

LEGAL DESCRIPTION:

LOT 108 IN FARM TRACE SUBDIVISION PHASE I, A SUBDIVISION IN THE WEST 1/2 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 35 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

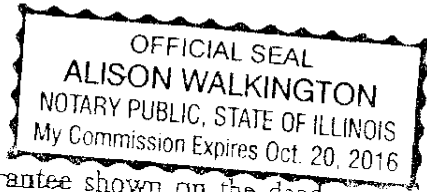
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Feb 27, 2015

Signature: _____
Grantor or Agent

Subscribed and sworn to before me

By the said agent
This 27 day of Feb, 2015
Notary Public Alison Walkington



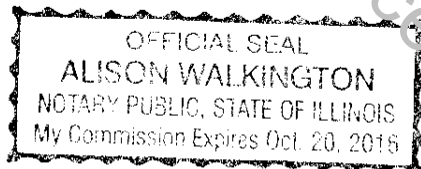
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Feb 27, 2015

Signature: _____
Grantee or Agent

Subscribed and sworn to before me

By the said agent
This 27 day of Feb, 2015
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.)