

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Case No: 137-547625

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

Doc#: 1511415028 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/24/2015 01:24 PM Pg: 1 of 4

### FIDELITY NATIONAL TITLE INSURANCE

OC 15700381

103

THIS AGREEMENT, made and entered into this 15 day of April, 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 Sales & Consulting Inc, 19962 Torrence Ave., Lynwood, IL 60411 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 1742 N. Nashville Ave, Chicago, IL 60707 which is legally described as follows:

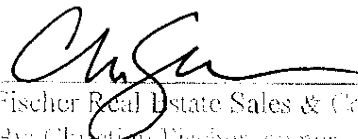
(See Attached Legal Description)

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:

  
Fischer Real Estate Sales & Consulting, Inc.  
By: Christian Fischer, owner

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:

CCRD REVIEWER



# UNOFFICIAL COPY

Signed, sealed and  
Delivered in the present of:

Secretary of Housing and Urban Development

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.

Ar. J. Amico Drake

K. McFadden Krystal McFadden



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

REAL ESTATE TRANSFER TAX		23-Apr-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
13-31-414-024-0000   20150401678655   1-349-649-792		

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

STATE OF GA )  
COUNTY OF Fulton )

SS.

REAL ESTATE TRANSFER TAX		23-Apr-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-31-414-024-0000   20150401678655   0-275-907-968		

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 4/15/15, 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 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 15<sup>th</sup> day of APRIL, 2015.

Keri James  
Notary Public  
My commission expires: 3/14/17

PREPARED BY AND MAIL TO:

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 April 15, 2015 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Agent  
this 15 day of April 2015

[Signature]  
Notary Public

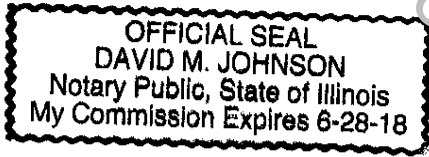


The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 15, 2015 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said Agent  
this 15 day of April 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.]

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## LEGAL DESCRIPTION

Order No.: OC15009381

For APN/Parcel ID(s): 13-31-414-024-0000

For Tax Map ID(s): 13-31-414-024-0000

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LOT TWENTY SIX (26) IN GALE WOOD, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER (1/4) OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office