

UNOFFICIAL COPY



1515201056

Doc#: 1515201056 Fee: \$68.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/01/2015 02:45 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

101100-34289
File No: FHA 137-400229 115H

~~APPROPRIATE RECORDING RETURN~~

~~THIS INSTRUMENT TO:~~

Stewart Title Company
9913 Southwest Hwy
Oak Lawn, IL 60453

THIS INDENTURE, made and entered into this 15th day of May, 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 to Darin A. Watkins II and Wylena N. Thornton 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:

136 Webb Street, Calumet City, Illinois 60419
PIN: 30-17-212-042-0000

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

Legal Description:

THE EAST 10 FEET OF LOT 25 AND THE WEST 20 FEET OF LOT 26 IN BLOCK 1 IN
HAMMOND COUNTRY CLUB ADDITION, A SUBDIVISION OF PART OF THE EAST 1/2 OF
FRACTIONAL SECTION 17, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED FEBRUARY 28, 1925
AS DOCUMENT NUMBER 8793245, IN COOK COUNTY, ILLINOIS.

Being the same property acquired by the party of the first part pursuant to the provisions of 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 he/she is lawfully seized in fee of the aforescribed real estate; that
he/she has good right to sell and convey the same; that the title and quiet possession thereto
he/she will warrant and forever defend against the lawful claims of all persons, claiming
same by, through or under him/her but no further of otherwise

Buyer's Acknowledgement:

Wylena N. Thornton

REAL ESTATE TRANSFER TAX

22-May-2015



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

30-17-212-042-0000 | 20150501686418 | 1-259-117-952

Handwritten notes and signatures on the right margin, including a large 'N' and '466'.

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IN WITNESS WHEREOF, the undersigned has set his/her hand and seal for and on behalf of the said 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

Signed, Sealed and
Delivered in the presence of:

Secretary of Housing and Urban Development

BY: Jennifer Lee
K. McFadden Krystal McFadden
 for the United States Department of Housing and
 Urban Development, and agency of the United
 States of America.

'EXEMPT' UNDER PROVISIONS OF Paragraph (b),
 Section 4, Real Estate Transfer Tax Act

Wylena N. Thornton 5/20/15
 Date Buyer, Seller or Representative

STATE OF

COUNTY OF

GA
 Fulton

SS.

REAL ESTATE TRANSFER TAX

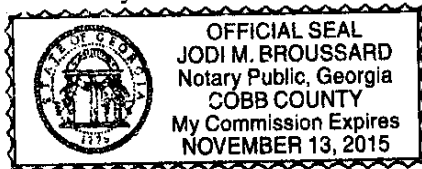
46830

5-19-15

Calumet City • City of Homes \$ 46830

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 05/15, 2015 by virtue of the above cited authority and acknowledged, the foregoing instrument to be his/her free act and deed on behalf of Obon 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 day of May, 2015.



Jodi M. Broussard
 NOTARY PUBLIC

My commission expires: 11-13-15

PREPARED BY:

Law Office of Christopher A. Weinum
 705 E 162nd Street Suite 201
 South Holland, IL 60473

REAL ESTATE TRANSFER TAX

46831

5-19-15

Calumet City • City of Homes \$ 46831

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SEND SUBSEQUENT TAX BILLS
Wylena Thornton
136 Webb Street
Calumet City, Illinois 60409

MAIL TO:
Law Office of Christopher A. Weinum
705 E 162nd Street Suite 201
South Holland, Illinois 60473

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property & Cook County Clerk's Office

UNOFFICIAL COPY**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:

5/20/15

SIGNATURE

Grantor or Agent

Subscribed and sworn to before
me by the said _____
this 20th day of May 2015

Notary Public



THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated:

5/20/15

SIGNATURE

Grantee or Agent

Subscribed and sworn to before
me by the said _____
this 20th day of May 2015

Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.