

# UNOFFICIAL COPY



Doc#: 1515641019 Fee: \$68.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/05/2015 10:00 AM Pg: 1 of 4

FIRST AMERICAN TITLE

ORDER # 2634770

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

HUD Ref: 137-488839

First American Title Insurance Company  
27775 Diehl Road  
Warrenville, IL 60555

THIS AGREEMENT, made and entered into this 29 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 and Jesus Mejia and Yelina Mejia, tenancy by the entirety, 5134 North Kimball Avenue, Chicago, Illinois 60625 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 2946 North 78th Court, Elmwood Park, Illinois 60707, which is legally described as follows:

*See Exhibit "A" attached hereto and made a part hereof*

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:

[Handwritten Signatures]  
Jesus Mejia and Yelina Mejia  
Print Name(s)

First American Title  
Order # 2634770



First American  
Title Insurance Company

HUD Special Warranty Deed - Individual

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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

Signed, sealed and  
Delivered in the presence of:

Amur Drake  
[Signature]

Secretary of Housing and Urban Development  
By: Jennifer Lee  
Jennifer Lee  
For the United States Department of Housing and Urban Development, an agency of the United States of America.

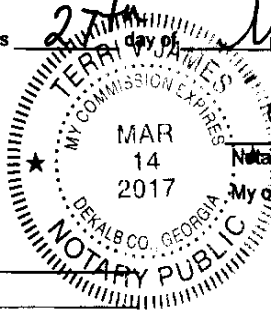
"EXEMPT" under provisions of Paragraph (b), Section 4, Real Estate Transfer Act.

Date: 5-29-15 Amur Drake  
Buyer, Seller, or Representative

STATE OF GA  
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 5/27/15, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Ofond Associates'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 27th day of May, 2015  
Dennis M. Nolan  
Notary Public  
My commission expires: 3/14/17



Mail to:  
Dennis M. Nolan, Esq.  
221 West Railroad Avenue  
Bartlett, Illinois 60103

Name and Address of Taxpayer:  
Jesus Mejia and Yelina Mejia  
2946 North 78th Court  
Elmwood Park, Illinois 60707

Prepared By:  
Dennis M. Nolan, Esq.  
221 West Railroad Avenue  
Bartlett, Illinois 60103

Village of Elmwood Park  
715.00 263 05-15

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



HUD Special Warranty Deed - Individual

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**Exhibit "A" – Legal Description**

LOT 1 IN BLOCK 22 IN WESTWOOD, BEING MILLS AND SONS SUBDIVISION IN THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number(s):**

12-25-118-005-0000

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Property of Cook County Clerk's Office



**First American**  
*Title Insurance Company*

HUD Special Warranty Deed - Individual

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## STATEMENT BY GRANTOR AND GRANTEE

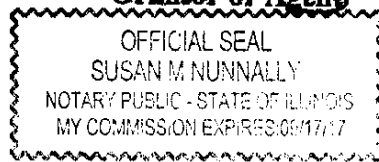
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 29, 2015

Signature: \_\_\_\_\_

**Grantor or Agent**

Subscribed and sworn to before me  
By the said agent  
This 29 day of May, 2015  
Notary Public Susan M Nunnally



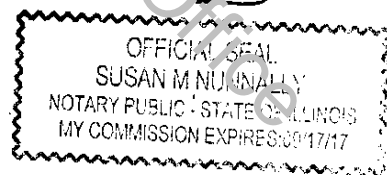
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 29, 2015

Signature: \_\_\_\_\_

**Grantee (or Agent)**

Subscribed and sworn to before me  
By the said agent  
This 29 day of May, 2015  
Notary Public Susan M Nunnally



Note: Any person who knowingly submits a false statement concerning the identity of 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.)