

4/13

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Doc#: 1517346229 Fee: \$46.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/22/2015 10:44 AM Pg: 1 of 4

WARRANTY DEED

137-335462

FIDELITY NATIONAL TITLE
6250 West 95TH Street
Oak Lawn, IL 60459

THIS AGREEMENT, made and entered into this 18 day of June, 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 SZCZEPAN DANIEL BANAS, of 7727 S. Austin Ave., Burbank, IL 60459, 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, 3821 West 123rd Street, Unit #302, Alsip, IL 60803, 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 encumbered 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:

Szczepan Daniel Banas
SZCZEPAN DANIEL BANAS

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

Secretary of Housing and Urban Development

**VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX**

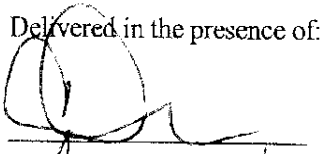
FIDELITY NATIONAL TITLE

0615014886

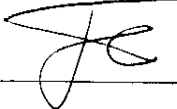
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Delivered in the presence of:



Alivia Miller

By: 

Jonathan Qwan

for the United States Department of Housing and Urban Development, an agency of the United States of America.

EXEMPT UNDER PROVISIONS OF PARAGRAPH 4(B),
SECTION 25 ILCS 200/31-45, REAL ESTATE TRANSFER ACT.

Date Szczepan Daniel Banas
Buyer, Seller or Representative

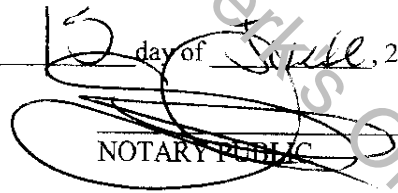
STATE OF GA
COUNTY OF Cobb SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jonathan Qwan, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date June 13 2015, by virtue of the above cited authority and acknowledged, the foregoing instrument to be his/her free act and deed on behalf of PEMCO, 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 June, 2015



SHARON LEE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 21, 2019



NOTARY PUBLIC



My commission expires: _____

PREPARED BY & MAIL TO:

THADDEUS S. KOWALCZYK ESQ.
6052 West 63rd Street
Chicago, IL 60638-4342

SEND SUBSEQUENT TAX BILLS TO:

Szczepan Daniel Banas
3821 West 123rd Street, Unit #302
Alsip, IL 60803Mokena, IL 60448

REAL ESTATE TRANSFER TAX		18-Jun-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

24-26-304-034-1006 | 20150601695680 | 0-121-062-272

**VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX**

UNOFFICIAL COPY



LEGAL DESCRIPTION REPORT

Search Dated:**Order No.:**

OC15014886

County:

Cook

Property:3821 W. 123rd Str Unit 302, Alsip, IL
60803**APN/Parcel ID:**24-26-304-034-1006
24-26-304-034-1016**Legal Description:**

UNIT NO. 1-302 AND GARAGE UNIT NO. G-10 IN VILLAGE GREENE UNIT NUMBER 5 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 2 IN SCHWARTZ AND ORNAFF'S ADDITION TO ALSIP WOODS, SOUTH, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THE WEST 505.10 FEET THEREOF, LYING NORTH OF THE CENTER LINE OF CALUMET FEEDER AS CONSTRUCTED FROM RECORDS OF RAULEFF'S SUBDIVISION, EXCEPTING THAT PART TAKEN FOR ALSIP WOODS SOUTH SUBDIVISION, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26591132, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE DECLARATION, IN COOK COUNTY, ILLINOIS.

VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX

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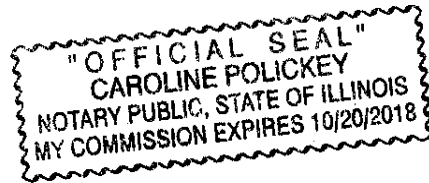
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his/her agent affirms that, to the best of his/her knowledge and belief, 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 18, 2015

Signature: *Shirley S. Handryde*
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 18th day of June, 2015.



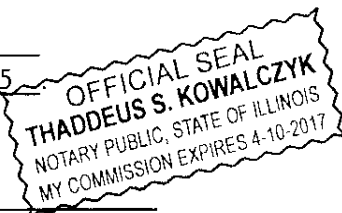
Notary Public *Shirley S. Handryde*

The **grantee** or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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 and hold title to real estate under the laws of the State of Illinois.

Dated June 18, 2015

Signature: *Gregory Donald Bove*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 18th day of June, 2015.



Notary Public *Shirley S. Handryde*

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

File #OC15014886

VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX