



Doc#: 1518150046 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/30/2015 03:51 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

File No: 131-95779

MAIL TO:
Lakeshore Title Agency
1301 E. Higgins Road
Elk Grove Village, IL 60007

THIS AGREEMENT, made and entered into this 29 day of June, 2015 by and between The 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 **Angel O. Guaman**, of 4715 W. Altgeld Avenue, Chicago, IL 60639, party 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 of the second part, the following described real estate, commonly known as 1011 N. Keeler Avenue, Chicago, IL 60651, which is legally described as follows:

SEE ATTACHED LEGAL DESCRIPTION
C/K/A: 1011 N. KEELER AVENUE, CHICAGO, IL 60651
PIN: 16-03-412-017-0000

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 to 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 of the second part that he/she is lawfully seized in fee of the afore described 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 or otherwise.

Buyer's Acknowledgement:

CCRD REVIEWER R

Angel O. Guaman
Angel O. Guaman

REAL ESTATE TRANSFER TAX	30-Jun-2015
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

REAL ESTATE TRANSFER TAX	30-Jun-2015
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

UNOFFICIAL COPY

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 present of:

[Signature]
Tina Ware
[Signature]
Anita Miller

Secretary of Housing and Urban Development

By: *[Signature]*
for the United States Department of Housing and Urban Development, an agency of the United States of America

EXEMPT UNDER THE PROVISIONS OF SEC. 21-45 (b) OF THE ILLINOIS PROPERTY TAX CODE (35 ILCS 200/31-45)

Date: 6/21/15 Buyer, Seller or Representative: Angel O. Guaman

STATE OF GA)
COUNTY OF GWINNETT) SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sharon Lee, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date June 22, 2015 by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Peico Ltd., 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, and agency of the United States of America.

KEYANA MARSHALL Witness my hand, this 22 day of June, 2015
GWINNETT COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 25, 2016
[Signature]
NOTARY PUBLIC
My Commission Expires: 7/25/16

PREPARED BY: Bruce Ciura, Attorney at Law, 1301 E. Higgins Rd, Elk Grove Village, IL 60007

SEND SUBSEQUENT TAX BILLS TO:
Angel O. Guaman
1011 N. Keeler Avenue
Chicago, IL 60651

UNOFFICIAL COPY

LEGAL DESCRIPTION:

LOT 14 IN BLOCK 7 IN MILLS AND SON'S RESUBDIVISION OF BLOCKS 1 TO 4 IN TELFORD AND WATSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 3 AND 4 IN FOSTER'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A: 1011 N. KEELER AVENUE, CHICAGO, IL 60651
PIN: 16-03-412-017-0000

Property of 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 grantor 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: 6/29/15 Signature: [Signature]
Grantor or Agent

Subscribed and Sworn to before me on this
29th day of JUNE, 2015

[Signature]
Notary Public



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.

Dated: 6/29/15 Signature: [Signature]
Grantee or Agent

Subscribed and Sworn to before me on this
29th day of JUNE, 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.]