

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Case No: 137-584815

Fidelity National Title
3338 Lincoln Ave.
Chicago, IL 60657



Doc#: 1527319080 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/30/2015 12:34 PM Pg: 1 of 4

THIS AGREEMENT, made and entered into this 25th day of Sept, 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 Elizabeth A Bennett, 530 N Lake Shore Drive #1401 Chicago IL 60611 is/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 3950 N. Lake Shore Dr, Unit 217C, Chicago, IL 60613 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: Elizabeth A Bennett
Elizabeth A Bennett

FIDELITY NATIONAL TITLE CH15006858

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

REAL ESTATE TRANSFER TAX	28-Sep-2015
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

REAL ESTATE TRANSFER TAX	28-Sep-2015
 COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

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GM

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Signed, sealed and
Delivered in the present of:

Secretary of Housing and Urban Development

By: HomeTelos, LP as Asset Manager
Contractor for C-OPC-23652

For HUD by: [Signature]
William Johnson, Closing Manager
for the United States Department of Housing and Urban
Development, an agency of the United States of America.

[Signature]
[Signature]

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

Date _____ Buyer, Seller or Representative _____

STATE OF Illinois)

COUNTY OF Davidson)

SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William Johnson, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date September 25, 15 by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of HOMETELOS, 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 24 day of September, 2015.

[Signature]

Notary Public

My commission expires: 7/8/2018



PREPARED BY AND MAIL TO:
J. Randolph Given, Attorney at Law
1755 South Naperville Rd, Suite 100,
Wheaton, IL 60189-5844

SEND SUBSEQUENT TAX BILLS:
Elizabeth Bennett
530 N. Lakeshore Drive, Unit 1501
Chicago, IL 60611-7429

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LEGAL DESCRIPTION

PARCEL 1: UNIT NO 217 IN 3950 NORTH LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): THAT PART OF LOTS 10, 11 AND 12 IN CARSON AND CHYTRAUS ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCK 1 IN EQUITABLE TRUST CO'S SUBDIVISION IN SECTION 12, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE LINE ESTABLISHED BY DECREE ENTERED ON SEPTEMBER 7, 1906, IN CASE NO. 274470, CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ENTITLED CHARLES W. GORDON AND OTHERS AGAINST COMMISSIONERS OF LINCOLN PARK, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 30, 1954 AND KNOW AS TRUST NUMBER 40420, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24014190; TOGETHER WITH ITS UNDIVIDED .1446 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT DATED APRIL 23, 1969 RECORDED APRIL 23, 1969 AS DOCUMENT NUMBER 20820211 MADE BY BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUST NO. 22719, AND EXCHANGE NATIONAL BANK OF CHICAGO TRUST NUMBER 5174 FOR THE PURPOSE OF IN SAID EGRESS OVER AND ACROSS THAT PART OF THE EAST 40 FEET OF VACATED FRONTIER AVENUE VACATED BY ORDINANCE RECORDED AS DOCUMENT 20816906, LYING WEST OF LOTS 10, 11 AND 12 IN CARSON AND CHYTRAUS ADDITION TO CHICAGO, AFORESAID, WHICH LIES NORTH OF THE SOUTH LINE OF LOT 10 EXTENDED WEST LINE SOUTH OF THE NORTH OF LOT 12 EXTENDED WEST, ALL IN COOK COUNTY, ILLINOIS.

Property Address:
3950 N. Lake Shore Dr, Unit 217C
Chicago, IL 60613

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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 September 25, 2015 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said _____

this 25th day of September
2015



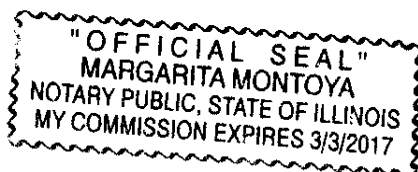
[Signature]
Notary Public

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 September 25, 2015 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said _____

this 25th day of September
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.]