

# UNOFFICIAL COPY

Doc#: 1529308067 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/20/2015 11:43 AM Pg: 1 of 4

Dec ID 20151001636919  
ST/CO Stamp 0-690-245-696  
City Stamp 1-911-095-360

15NW7114450WC log

## SPECIAL WARRANTY DEED

File No: 137-451072

Chicago Title  
2000 W. Galena Boulevard, Suite 105  
Aurora, IL 60506

THIS AGREEMENT, made and entered into this 25 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 Jose Ramirez and Georgina Hernandez, Husband and Wife, not as tenants in common nor joint tenants but as tenants by the entirety, of 4541 South Spaulding Avenue, Chicago, Illinois 60632 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 3639 West 31<sup>st</sup> Street, Chicago, Illinois 60652 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: Jose Ramirez  
Jose Ramirez

Buyer's Acknowledgement: Georgina Hernandez  
Georgina Hernandez

REAL ESTATE TRANSFER TAX	20-Oct-2015
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

19-35-116-078-0000 | 20151001636919 | 1-911-095-360

REAL ESTATE TRANSFER TAX	20-Oct-2015
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

19-35-116-078-0000 | 20151001636919 | 0-690-245-696

15NW7116450WC

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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 present of:

Secretary of Housing and Urban Development  
Contractor for C-OPC-23632

By:

*[Handwritten signature]*  
*[Handwritten signature]*

For the United States Department of Housing and Urban Development, an agency of the United States of America.  
William Johnson, Closing Manager

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

6/25/15

Date

*[Handwritten signature]*  
Purchaser, Seller or Representative

STATE OF

*Tennessee*

)

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 *June 23*, 2015, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of *HomeTele* 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.

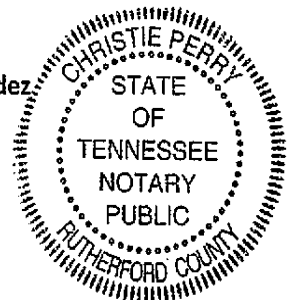
Witness my hand and official seal this *23* day of *June*, 2015.

*[Handwritten signature]*  
Notary Public  
*7/8/2018*

My commission expires: \_\_\_\_\_

PREPARED BY AND MAIL TO:  
Unzueta Law Group, P.C.  
115 West Main Street  
Bensenville, IL 60106

SEND SUBSEQUENT TAX BILLS:  
Jose Ramirez & Georgina Hernandez  
3639 West 81<sup>st</sup> Street  
Chicago, IL 60652



# UNOFFICIAL COPY

**PROPERTY ADDRESS:** 3639 West 81<sup>st</sup> Street, Chicago, Illinois 60652

**PIN:** 19-35-116-078-0000

**INSERT FULL LEGAL DESCRIPTION:**

LOT 16 IN BLOCK 1 IN CLARKDALE, A SUBDIVISION BY GEORGE T. POTTER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATEMENT BY GRANTEE 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 and hold title to real estate under the laws of the State of Illinois.

Dated June 25, 2015 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Jean Palencia  
this 25 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 and hold title to real estate under the laws of the State of Illinois.

Dated June 25, 2015 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said Jean Palencia  
this 25 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.]