### **UNOFFICIAL COPY**

### SPECIAL WARRANTY DEED

Case No: 137-217905

Fidelity National Title 116N. Chicago St. Suite 203 Joliet, Illinois 60436



Doc#: 1530946003 Fee: \$46.25 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 11/05/2015 09:43 AM Pg: 1 of 4

FIDELITY NATIONAL TITLE INSUPANCE

OC15029795E

THIS AGREEMENT, reade and entered into this day of October, 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 FESTIVAL PROPERTIES, LLC., 2800 N LAKE SHORE DRIVE, UNIT 810, CHICAGO, ILLCHOIS 60657 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 8605 78<sup>TH</sup> COURT, JUSTICE, ILLINOIS 62453 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 Acknowledgment: Mad

FESTIVAL PROPERTIES LLC

By: MARK T. SKOWRON, PRESIDENT

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.

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## **UNOFFICIAL COPY**

Signed, sealed and Delivered in the present of:

Secretary of Housing of Urban Development tome lelos, LP as Asset Manager ontractor for G-OPC-23632

By:

or HUD by: Villiam Johnson Classon Manager

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 Fitate Transfer Tax Act.

Date Buyer, Seller or Representative

 REAL ESTATE TRANSFER TAX
 03-Nov-2015

 COUNTY:
 0.00

 ILLINOIS:
 0.00

 TOTAL:
 0.00

 18-36-322-002-0000
 20151001634691
 0-534-218-816

STATE OF

COUNTY OF

) )SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 

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who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 

who is personally well known to me and known to be the person who executed the foregoing instrument to be his/her free act and deed on behalf of

HUD's delegated Management and Marketing Contractors by virtue of a delegation of authority published at 70FR 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

Notary Public

My Commission expires:

OF TENNESSEE

NOTARY PUBLIC

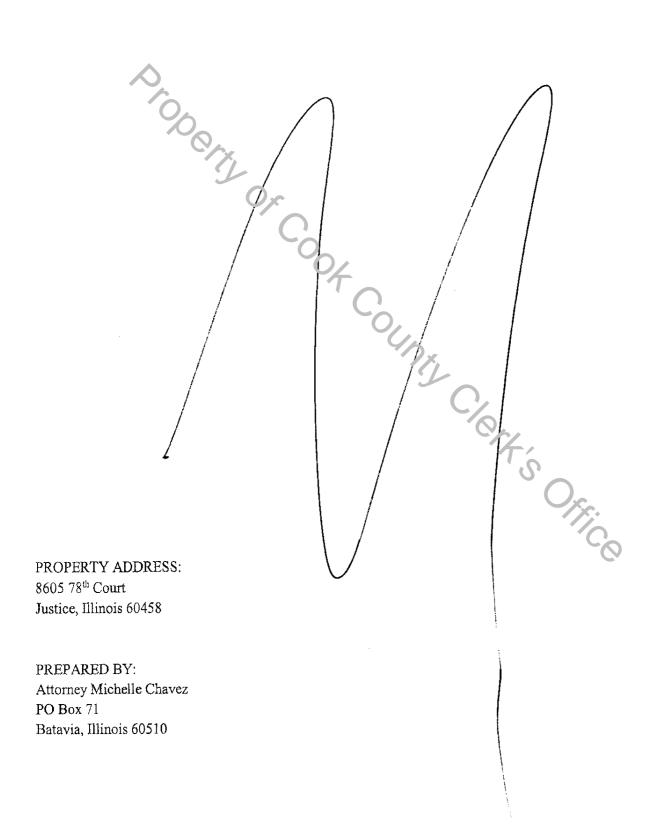
MAIL TO: FESTIVAL PROPERTIES LLC 2800 N. Lake Shore Drive Unit 810 Chicago, Illinois 60657 SEND SUBSEQUENT TAX BILLS: FESTIVAL PROPERTIES LLC 2800 N. Lake Shore Drive Unit 810 Chicago, Illinois 60657

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## **UNOFFICIAL COPY**

#### LEGAL DESCRIPTION:

LOT 38 IN FRANK DELUGACH'S ROSALIE HIGHLANDS, A SUBDIVISION OF THE SOUTH 38/80 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 1937 AS DOCUMENT NUMBER 12045010 IN COOK COUNTY, ILLINOIS.



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# **UNOFFICIAL CC**



#### FIDELITY NATIONAL TITLE

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000 (312) 621-5033 FAX:

#### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that to the best of his knowledge the name of the

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 esate 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 OC + SO DI , Signature: W. Grantor or Agent
Subscribed and sworn to before me by the
said NOCO+
this 30 day of Old Will
Notary Public
The granter or his agent affirms and verifies that the name of the grantee shows 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 esate 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 OCA 30 OCT Signature: Mulli Grantee or Agent
Subscribed and sworn to before me by the
said WW
this 30 day of CO ONT TRICIA K MEINER  Notary Public State  Notary Publi
Notary Public - State of Illinois My Commission Expires July 24, 2016  Notary Public
MOME.
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.]

SCRTOREE 6-10 WIP