

# UNOFFICIAL COPY



Doc#: 1532246119 Fee: \$46.25  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/18/2015 03:03 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

FILE NO. 137-321783

FIDELITY NATIONAL TITLE  
116 N. CHICAGO STREET  
STE 203  
JOLIET, IL. 60432

THIS AGREEMENT, made and entered into this 16 day of November 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 **FISCHER REAL ESTATE SALES AND CONSULTING INC., AN ILLINOIS CORPORATION**, 13161 W. 143<sup>rd</sup> Street, Homer Glen, IL, AND **CORNERSTONE CAPITAL LLC, an Illinois Limited Liability Company**, 26112 Mapleview Drive, Plainfield, IL, his/her/their heirs and assigns, party (ies) of the second part. AG

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 **19143 S. Saint Lawrence Avenue, Glenwood, IL**, which is legally described as follows:

(See Attached Legal Description)

Being the same property acquitted by the party of the first part pursuant to 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, restriction, 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:

CHRISTIAN FISCHER, SOLE SHAREHOLDER

FISCHER REAL ESTATE SALES AND CONSULTING INC. by Gary Davidson,

their Attorney in fact.

Buyer's Acknowledgment:

CHAD CUTSHALL, MANAGING MEMBER

CORNERSTONE CAPITAL LLC, by Gary Davidson,

their Attorney in fact.

FIDELITY NATIONAL  
TITLE INSURANCE

OC15032277

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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 470 FR 43171 on July 26, 2005 by the Department of Housing and Urban Development

Signed, sealed and  
Delivered in the presence of:

[Signature]  
Karen Black



Secretary of Housing and Urban Development

By: [Signature]  
Ameer Drake

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, Real Estate Transfer Tax Act.

[Signature]  
Date \_\_\_\_\_ Buyer, Seller or Representative \_\_\_\_\_  
STATE OF GA )  
COUNTY OF Fulton ) S.S.

REAL ESTATE TRANSFER TAX		10-Nov-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
32-10-205-005-0000   20151001637987   1-909-475-392		

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ameer Drake, who is personally well known to me and known to be the person who executed the foregoing instrument being the date November 6, 2015, by virtue of And above cited authority and acknowledged for the foregoing instrument to be his/her free act and deed on behalf of Ofori + Associates PC HUD'S delegated Management and Marketing Contractors by virtue of 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 3rd day of Nov, 2015.

[Signature]  
Notary Public  
My commission expires: 3/14/17

PREPARED BY AND MAIL TO:

SEND SUBSEQUENT TAX BILLS:

GARY K. DAVIDSON  
13963 S. Bell Road  
Homer Glen, IL. 60491

Cornerstone Capital LLC  
26112 Mapleview Drive  
Plainfield, IL 60585

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FIDELITY NATIONAL TITLE

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

PHONE: (312) 621-5000

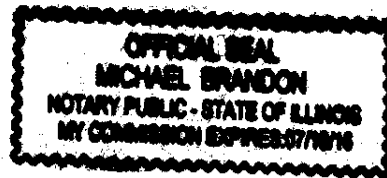
FAX: (312) 621-5033

## 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 NOV 8, 2015 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Agent  
this 6 day of NOV 2015

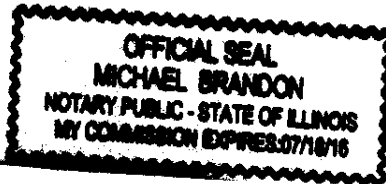


[Signature]  
Notary Public

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 NOV 8, 2015 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said Agent  
this 6 day of NOV 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.]

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## LEGAL DESCRIPTION

LOT 9 IN BLOCK 3 IN MAGNER'S SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1947 AS DOCUMENT NUMBER 14057563, IN COOK COUNTY, ILLINOIS.

PIN NUMBER 32-10-205-005-0000

COMMONLY KNOWN AS:

19143 S. Saint Lawrence Avenue, Glenwood, IL 60425

\*This property is located in unincorporated Glenwood

Property of Cook County Clerk's Office

