

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Case No: 137-342322

Fidelity National Title
116 North Chicago Street, Suite 203
Joliet, Illinois 60432



Doc#: 1535146041 Fee: \$46.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/17/2015 11:46 AM Pg: 1 of 4

FIDELITY NATIONAL TITLE CH15031008

THIS AGREEMENT made and entered into this 6 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 **VERONICA FOSTER, 1508 HEATHER HILL, FLOSSMOOR, ILLINOIS, 60422** his/her/their heirs and assigns, party(ies) of the second part. 4A

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 **1139 LEAVITT AVENUE, APARTMENT 303, FLOSSMOOR, ILLINOIS 60422-1524** 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: 
VERONICA FOSTER

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 20-Nov-2015



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

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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.O.P.C. 23632

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

John Smith
MA

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

William Johnson
Date 11/10/2015 Buyer, Seller or Representative

STATE OF Tennessee)
COUNTY OF Davidson)

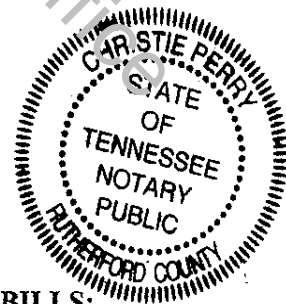
SS

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 11/10/15, 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 6 day of November, 2015.

William Johnson
Notary Public

My commission expires: 7/8/2018



PREPARED BY AND MAIL TO:
Tammy L. Aioffa
Aioffa and Associates, PC
11s270 Jackson Street, Suite 103
Burr Ridge, Illinois 60527

SEND SUBSEQUENT TAX BILLS:
Veronica Foster
1139 Leavitt Avenue, Apt 303
Flosmoor, Illinois 60422-1524

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LEGAL DESCRIPTION

UNIT NO. 303 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 IN THE RESUBDIVISION OF LOTS 1 TO 8, BOTH INCLUSIVE, OF THE SUBDIVISION OF THE SOUTH 300 FEET OF LOT 1, IN BLOCK 2 IN WELLS AND NELLEGAR'S SUBDIVISION OF THE NORTH 17 1/2 ACRES WEST OF THE ILLINOIS CENTRAL RAILROAD COMPANY OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 10, 1972 AND KNOWN AS TRUST NUMBER 76407 RECORDED FEBRUARY 13, 1974 AS DOCUMENT NUMBER 22628042; TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS.

PIN:

31-12-202-064-1037

PROPERTY ADDRESS:

1139 Leavitt Avenue, Apt 303
Flosmoor, Illinois 60422-1524

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FIDELITY NATIONAL TITLE

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

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

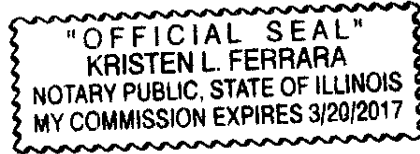
STATEMENT BY GRANTOR AND GRANTEE

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 11/10/2015 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said _____
this 10th day of November 2015



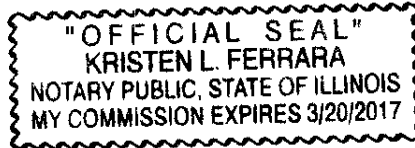
[Signature]
Notary Public

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 11/10/2015 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said _____
this 10th day of November 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.]