

# UNOFFICIAL COPY



16049460150

## SPECIAL WARRANTY DEED

File No: 137-345638

Fidelity National Title

1055 W 175th Street  
Homewood IL 60430

Doc#: 1604946015 Fee: \$46.25  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/18/2016 09:49 AM Pg: 1 of 4

THIS AGREEMENT, made and entered into this 16 day of December 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 PORSCHA MAZZARRI of 16343 S. Winchester, Markham, Illinois 60428 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 112 WARWICK STREET, PARK FOREST, ILLINOIS 60466 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 (42 U.S.C. 3531 et. seq.).

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:

Porscha Mazzari  
PORSCHA MAZZARRI

EXEMPTION APPROVED

Shale C. McQueen  
VILLAGE CLERK  
VILLAGE OF PARK FOREST

## UNOFFICIAL COPY

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 the Redefinition of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.)

Signed, sealed and  
Delivered in the present of:

Secretary of Housing and Urban Development

By: A. Drake

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 4, Real Estate Transfer Tax Act.

2-17-2016

Date

Buyer, Seller or Representative

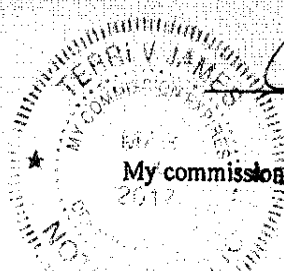
STATE OF GA

COUNTY OF Fulton

SS.

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 bearing the date December 18, 2015, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Afor + Associates, HUD's delegated Management and Marketing Contractors under the Redefinition of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.) 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 16 day of Dec, 2015.



Notary Public

My commission expires: 3/14/17

PREPARED BY AND MAIL TO:  
J. WINTER  
PO BOX 583  
PALOS HEIGHTS, IL 60463

SEND SUBSEQUENT TAX BILLS:  
PORSCHA MAZZARRI  
112 WARWICK STREET  
PARK FOREST, ILLINOIS 60466

REAL ESTATE TRANSFER TAX

21-Dec-2015



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

31-25-305-027-0000 | 20151201653721 | 0-055-694-400

**UNOFFICIAL COPY****STATEMENT BY GRANTOR AND GRANTEE**

The grantor or their agent affirms that, to the best of their 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

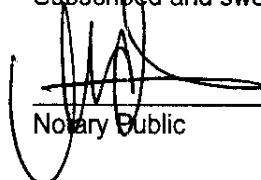
**GRANTOR OR AGENT:**

  
 \_\_\_\_\_  
 Signature

Tiffany Gallagher  
 \_\_\_\_\_  
 Print Name



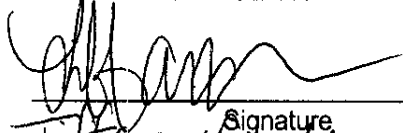
Subscribed and sworn to before me this 4<sup>th</sup> of January, 2016

  
 \_\_\_\_\_  
 Notary Public

The grantee or their 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

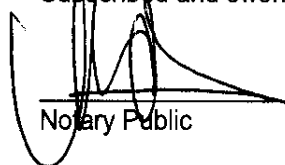
**GRANTEE OR AGENT:**

  
 \_\_\_\_\_  
 Signature

Tiffany Gallagher  
 \_\_\_\_\_  
 Print Name



Subscribed and sworn to before me this 4<sup>th</sup> of January, 2016

  
 \_\_\_\_\_  
 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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

# UNOFFICIAL COPY

## LEGAL DESCRIPTION:

LOT 28 IN BLOCK 26 IN VILLAGE OF PARK FOREST 1ST ADDITION TO WESTWOOD, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 26 LYING SOUTH OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY (PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS) AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26 LYING SOUTH OF THE ELGIN, JOLIET AND EASTERN RAILROAD RIGHT OF WAY ALL IN TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1955 AS DOCUMENT 16288372, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 112 WARWICK STREET, PARK FOREST, IL 60466

PIN: 31-25-305-027-0000

Clerk of Cook County Clerk's Office