

# UNOFFICIAL COPY



Doc#: 1607846086 Fee: \$46.25  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/18/2016 02:31 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

File No: 137-513231

Fidelity National Title  
A/tn: Tammy Rentauskas  
116 North Chicago Street, Ste 203  
Joliet, IL 60431

THIS AGREEMENT, made and entered into this 26 day of Jan 2016 2016, 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 **ARMANDO LUNA, 2609 WEST GROVE STREET, BLUE ISLAND, IL 60406** his/her/their heirs and assigns, party(ies) of the second part.

BA

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 **4592 W. 131<sup>ST</sup>, UNIT 2N, ALSIP, IL 60803** 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 encumbered 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: X Armando Luna  
ARMANDO LUNA

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

REAL ESTATE TRANSFER TAX		01-Feb-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

**VILLAGE OF ALSIP  
EXEMPT REAL ESTATE  
TRANSFER TAX**

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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

By: *A. Jh*

*Maness Lanita Manes Ameer Drake*  
for the United States Department of Housing and Urban Development, an agency of the United States of America.

*[Signature]*

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

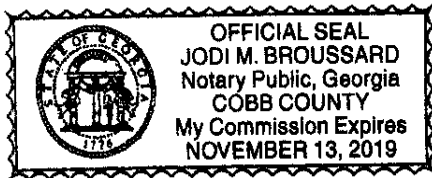
Date: *[Signature]* Buyer, Seller or Representative

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 *11/29/2016*, 2016, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/ her free act and deed on behalf of *Auri + Associates* 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 *26* day of *January*, 2016.



*Jodi Broussard*  
Notary Public

My commission expires: *11-13-19*

PREPARED BY AND MAIL TO:  
Sperling & Associates  
Jeffrey C Sperling  
24040 West Lockport Street  
Plainfield, IL 60544

SEND SUBSEQUENT TAX BILLS:  
Armando Luna  
2609 W. Grove St.,  
Blue Island, IL 60406

**VILLAGE OF ALSIP  
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## LEGAL DESCRIPTION

For APN/Parcel ID(s): 24-34-116-049-1031

For Tax Map ID(s): 24-34-116-049-1031

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UNIT 4592-2N IN SECOND LARAMIE SQUARE NO. 3 CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: CERTAIN LOTS IN SECOND LARAMIE SQUARE NO. 3 CONDOMINIUM SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEED OF COOK COUNTY, ILLINOIS AS DOCUMENT 89467343 IN COOK COUNTY, ILLINOIS. THE RIGHT TO THE USE OF GARAGE UNIT 4592 2-N, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 89467343 SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 90402867.

Property of Cook County Clerk's Office

**VILLAGE OF ALSIP  
EXEMPT REAL ESTATE  
TRANSFER TAX**

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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 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.

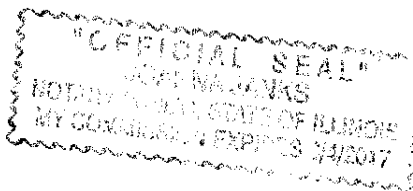
Dated 1-29-16, Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the

said

this 29 day of Jan

[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 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 1-29-16, Signature: [Signature]  
Grantee or Agen

Subscribed and sworn to before me by the

said

this 29 day of Jan

[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.]