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Doc#: 1611256007 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/21/2016 09:15 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

File No: 137-349822

Dec ID 20160401688837
ST/CO Stamp 0-376-864-320
City Stamp 0-263-093-824

~~AFTER RECORDING RETURN~~

~~THE INSTRUMENT TO:~~

Stewart Title Company
9913 Southwest Hwy
Oak Lawn, IL 60453

0114/35305 1/2 KB

THIS AGREEMENT, made and entered into this 4th day of APRIL, 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 **YASHICA SPELLMAN, 1239 S. LAWNDALE, CHICAGO, IL 60623** his/her/their heirs and assigns, party(ies) of the second part *a single woman*

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 **1218 S. SAWYER AVENUE, CHICAGO, IL 60623** 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:


Yashica Spellman


STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

REAL ESTATE TRANSFER TAX 14-Apr-2016

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

16-23-206-027-0000 | 20160401688837 | 0-376-864-320

REAL ESTATE TRANSFER TAX 14-Apr-2016

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-23-206-027-0000 | 20160401688837 | 0-263-093-824

* Total does not include any applicable penalty or interest due.

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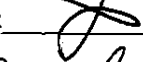
IN WITNESS WHEREOF, the undersigned has set his/her hand and seal for and on behalf of the Secretary of Housing and Urban Development, under the Redelelegation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.)

Signed, sealed and
Delivered in the present of:

Secretary of Housing and Urban Development




Alicia Miller

By: 

Paul Davis
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.



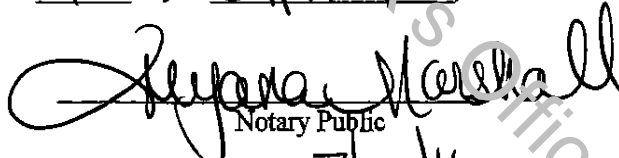
Date 4-7-16 Buyer, Seller or Representative

STATE OF GA)
COUNTY OF WINNETH) SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Paul Davis, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 4-4-16, 2016, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of PEMCO, HUD's delegated Management and Marketing Contractors under the Redelelegation 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 4 day of April, 2016.

KEYANA MARSHALL
GWINNETT COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 25, 2016



Notary Public
My commission expires: 7/25/16

PREPARED BY AND MAIL TO:
Austin Jarrett LTD
411 E. Business Center Drive, Suite 112
Chicago, IL 60623
Mt. Prospect, IL 60056

SEND SUBSEQUENT TAX BILLS:
Yashica Spellman
~~1218 S. Sawyer Ave.~~ 1218 S. Sawyer Ave.
~~Chicago, IL 60623~~ Chicago, IL 60623

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Exhibit A - Legal Description

LOT 44 IN SUB-BLOCK 1 IN BLOCK 2 IN PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16-23-206-027

1218 S Sawyer Ave
Chicago, IL 60623

Property of Cook County Clerk's Office

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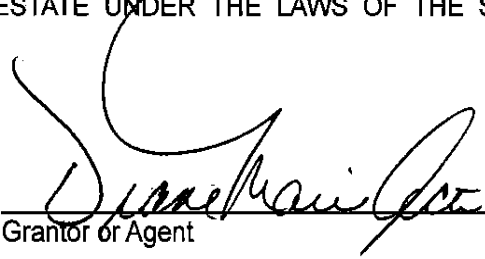
STATEMENT BY GRANTOR AND GRANTEE

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 AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated: April 07, 2016

SIGNATURE _____

Grantor or Agent



Subscribed and sworn to before me by the said grantor this 7th day of April, 2016.

Kristi J. Brewer
Notary Public Kristi Brewer

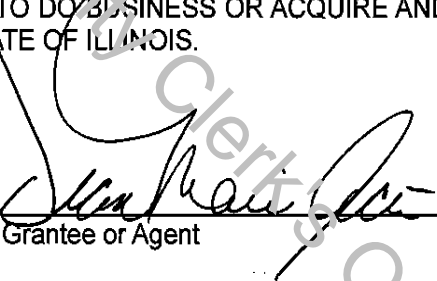


THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, 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.

Dated: April 07, 2016

SIGNATURE _____

Grantee or Agent



Subscribed and sworn to before me by the said grantee this 7th day of April, 2016.

Kristi J. Brewer
Notary Public Kristi Brewer



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.