### UNOFFICIAL CO

SPECIAL WARRANTY DEED

Case No: 137-455379

Fidelity National Title 116 N. Chicago Street Joliet, IL 60432



1611949211 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 04/28/2016 02:32 PM Pg: 1 of 4

#### FIDELITY NATIONAL TITLE

THIS AGREEMENT, wide and entered into this 24 day of July Secretary of Housing and Urban Pevelopment, of Washington, D.C., also known as the United States Department of Housing and Urban Development, party of the first part and Jorge Donis, 6040 North Troy Street #202, Chicago, IL 60659 his/her/their heirs and assigns, party(ies of the second part.

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 largained and sold and does hereby grant, bargain, sell, convey and confirm unto the said party(ies) of the second part, the followirg described real estate, commonly known as 5101 West Montana Street #3, Chicago, IL 60639 which is legally described as follows: PIN: 13-28-428-037-1003

(See Attached Lega! Description)

Being the same property acquired by the party of the first part purcuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Joban 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 2., 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:

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

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## **UNOFFICIAL COPY**

By:

Signed, sealed and Delivered in the present of:

Secretary of Housing and Urban Development

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.

REAL ESTATE TRANSFER TAX			28-Apr-2016
	A STATE OF THE STA	COUNTY:	0.00
	<b>SV</b>	ILLINOIS:	0.00
	No. of the second	TOTAL:	0.00
13-28-428-037-1003 20160401697621			1-562-857-792

Date Buyer, Seller or Representative

STATE OF GA

COUNTY OF DICKE

S3.4 -

REAL ESTATE TRAI	28-Apr-2016	
# Table 1	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-28-428-037-100	3 20160401697621	0-537-219-392

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

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date \_\_\_\_\_, by virtue of the above cited authority and colonowledged the foregoing instrument to be his/her free act and deed on behalf of \_\_\_\_\_, 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

 $Y_{-}, 2015.$ 

My commission expires:

Luiz Felipe Albuquerque
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires March 22, 2019

PREPARED BY AND MAIL TO: Migdal & Associates, Ltd 9933 Lawler Avenue Suite 440 Skokie, IL 60077 SEND SUBSEQUENT TAX BILLS: Jorge Donis 6040 N. Troy Street #202 Chicago, IL 60659

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# **UNOFFICIAL COPY**

Acoperation of Collinsis UNIT 3, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN 5101 W. MONTANA CONDOMINIUM, AS DELINEATED AND DEF NUD IN THE DECLARATION OF LEGAL DESCRIPTION CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 607.6576, AS AMENDED FROM CUNDUMINIUM UWNERSHIF RECURDED AS DUCUMENT NUMBER 60, 70370, AS AIVIENDED FROM TIME TO TIME IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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#### **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

**Print Name** 

Subscribed and sworn to before me this

Notary Public

OFFICIAL SEAL
AMY ROSENBLUM
Notary Public - State of Illinois
My Commission Expires Mar 3, 2018

The grantee or their agent affirms and verifies that the name of the grantee shown in 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 cur the date(s) set forth below.

**GRANTEE OR AGENT:** 

Signature

Print Name

Subscribed and sworn to before me this

Notary Public

JULY 2019

OFFICIAL SEAL AMY ROSENBLUM Notary Public - State of Illinois My Commission Expires Mar 3, 2018

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.]