

1012 UNOFFICIAL COPY

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Doc# 1618039165 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/28/2016 01:15 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

File No: 137-366506

Dec ID 20160601620038
ST/CO Stamp 0-806-718-784
City Stamp 0-569-740-608

Chicago Title
2000 W. Galena Boulevard, Suite 105
Aurora, IL 60506

THIS AGREEMENT, made and entered into this 17 day of June, 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 **Yadira Guzman, 6444 S. Kilpatrick Ave, Chicago, IL 60629** 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 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 **1910 S. State St., # 208, Chicago, IL 60616** 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:



Yadira Guzman
Yadira Guzman

Buyer's Acknowledgement:

REAL ESTATE TRANSFER TAX		28-Jun-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-21-414-011-1008 | 20160601620038 | 0-569-740-608

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

REAL ESTATE TRANSFER TAX		28-Jun-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-21-414-011-1008 | 20160601620038 | 0-806-718-784

CHICAGO TITLE INSURANCE CO
MORTGAGE DEPARTMENT
CHICAGO, ILLINOIS

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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 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

Signed, sealed and Delivered in the present of:

Secretary of Housing and Urban Development

By:

[Signature]

[Signature]
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.

6/17/16 X
Date Buyer, Seller or Representative

STATE OF GA)
COUNTY OF COB) SS.

Before me, the undersigned, Notary Public in and for the State and County aforesaid, personally appeared ADRIAN PERCOTT who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date JUNE 15, 2016, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of PERCOTT, 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 15 day of JUNE, 2016.



SHARON LEE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 21, 2019

[Signature]
Notary Public

My commission expires: _____

PREPARED BY AND MAIL TO:
Nery & Richardson, LLC
4258 W. 63rd Street
Chicago, IL 60629

SEND SUBSEQUENT TAX BILLS:
Yadira Guzman

[Signature]
6/20/16

Charge to the bill

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PROPERTY ADDRESS: 1910 S. State St.. # 208, Chicago, IL 60616

PIN: 17-21-414-011-1008

INSERT FULL LEGAL DESCRIPTION:

UNIT NO 208 IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PORTION OF LOTS 1 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTESS NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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 and hold title to real estate under the laws of the State of Illinois.

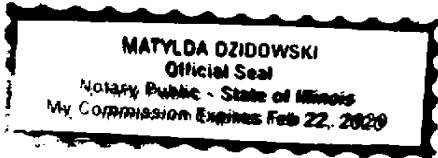
Dated 6-17-16, Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said [Signature]

this 17 day of June 2016

[Signature]
Notary Public



The grantee 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 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.

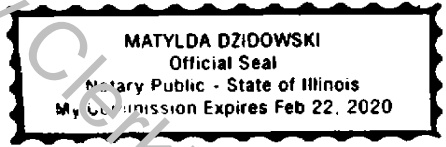
Dated 6-17, 2016 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said [Signature]

this 17 day of June 2016

[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.]