

# UNOFFICIAL COPY

01146-44379 1 of 1 m.s  
**SPECIAL WARRANTY DEED**

Doc#: 1621555275 Fee: \$74.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/02/2016 01:42 PM Pg: 1 of 3

File No: 137-541683

Dec ID 20160701635979  
ST/CO Stamp 1-965-400-896  
City Stamp 1-411-097-408

CA Stewart Title  
CA Address 9913 Southwest Hwy.  
CA Address Oak Lawn, Illinois  
CA Address Zip 60453

THIS AGREEMENT, made and entered into this 27th day of July, 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 Iryna Lazarovych of 3518 W. Palmer St., Unit 3, Chicago, IL 60647 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 3521 West Newport Avenue, Chicago, Illinois 60641 which is legally described as follows:

PIN 13-21-312-017-0000

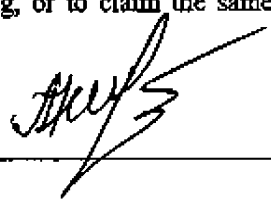
LOT 18 IN BLOCK 4 IN J.E. WHITE'S RESUBDIVISION OF J.E. WHITE'S ADDISON GARDENS BEING A SUBDIVISION OF LOT A IN PARTITION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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: \_\_\_\_\_



**STEWART TITLE**  
**800 E. Diehl Road**  
**Suite 180**  
**Naperville, IL 60563**

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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 presence of:

Secretary of Housing and Urban Development  
**AlpineFP as Asset Manager**  
**Contractor for OUB0488-16-0-01**  
 By: \_\_\_\_\_  
 For HUB by: \_\_\_\_\_  
**Grace Feguer, Closing Manager**

*[Handwritten Signature]* 7/26/16

*[Handwritten Signature]*  
*[Handwritten Signature]*

for the United States Department of Housing and Urban  
Development, an agency of the United States of  
America.

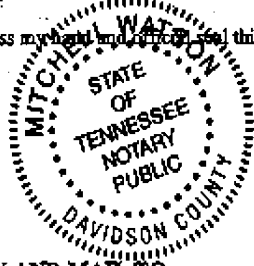
"EXEMPT" under provisions of Paragraph (b),  
Section 4, Real Estate Transfer Tax Act.

Date 7/27/16 Buyer, Seller or Representative *[Handwritten Signature]*

STATE OF Tennessee )  
COUNTY OF DAVIDSON ) SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Grace Feguer, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 7/27, 2016, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of AlpineFP, 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<sup>th</sup> day of July, 2016.



*[Handwritten Signature]*  
Notary Public

My commission expires: 5/5/2020

PREPARED BY AND MAIL TO:

SEND SUBSEQUENT TAX BILLS:

CA Aurelius Butvilas, Esq.  
CA Address 401 South La Salle Street, Suite 1600K  
CA Address Chicago, Illinois  
CA zip 60605

Iryna Lazanovych  
3518 West Palmer Street, Unit 3  
Chicago, Illinois  
60647

REAL ESTATE TRANSFER TAX		01-Aug-2016
CHICAGO:		0.00
CTA:		0.00
<b>TOTAL:</b>		<b>0.00 *</b>

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

REAL ESTATE TRANSFER TAX		01-Aug-2016
COUNTY:		0.00
ILLINOIS:		0.00
<b>TOTAL:</b>		<b>0.00</b>

13-21-312-017-0000 | 20160701635979 | 1-865-400-886

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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 7/29, 2016

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 29<sup>th</sup> day of July, 2016  
Notary Public Victoria A. Friel



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

Date 7/29, 2016

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 29<sup>th</sup> day of July, 2016  
Notary Public Victoria A. Friel



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.)