

FIRST AMERICAN TITLE

FILE # 277496



SPECIAL WARRANTY DEED

File No: 137-382978

First American Title  
27775 Diehl Road  
Warrenville, IL 60555

Doc#: 1623045025 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/17/2016 08:47 AM Pg: 1 of 4

THIS AGREEMENT, made and entered into this 12 day of August, 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 **VIAMONTE REALTY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY P.O. BOX 5140, LANSING, IL 60438** 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 **535 GORDON AVENUE, CALUMET CITY, IL 60409** 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: M D R & Assoc  
Viamonte Realty, LLC by it's manager  
Oscar Pelletier

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 Redelegation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.)

4

REAL ESTATE TRANSFER TAX

49692 <sup>8.11.16</sup> \$6.00  
Calumet City • City of Homes \$ 120.00

REAL ESTATE TRANSFER TAX

49693 <sup>8.11.16</sup> \$6.00  
Calumet City • City of Homes \$ 120.00

R

# UNOFFICIAL COPY

Signed, sealed and  
Delivered in the present of:

*[Signature]*  
*[Signature]*

Secretary of Housing and Urban Development

By: AlpineFP as Asset Manager  
Contractor for DU2043B-16-0-04  
For HUD by: *[Signature]*  
Grace Feguer, Closing Manager

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.

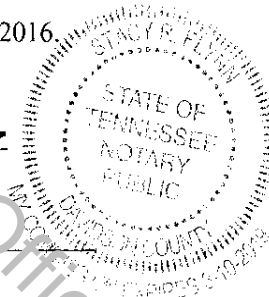
7-16-16  
Date *[Signature]*  
Buyer, Seller or Representative

STATE OF Tennessee )  
   )       SS.  
COUNTY OF Davidson )

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 8/12, 2016, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Alpine FP, HUD’s delegated Management and Marketing Contractors under the Redelegation 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 11 day of August, 2016.

*[Signature]*  
Notary Public



My commission expires: 3-10-2019

**PREPARED BY AND MAIL TO:**

Cristina Garcia  
Attorney At Law  
P.O. Box 5011  
Lansing, IL 60438-5011

**SEND SUBSEQUENT TAX BILLS:**

Viamonte Realty, LLC  
P.O. Box 5140  
Lansing, IL 60438-5140

REAL ESTATE TRANSFER TAX		17-Aug-2016
COUNTY:		0.00
ILLINOIS:		0.00
<b>TOTAL:</b>		<b>0.00</b>

30-08-311-024-0000 | 20160801644603 | 1-399-386-944

137-382978

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: THE SOUTH 50 FEET OF THE WEST 1/2 OF TRACT NUMBER 26 OF F.J. WACHEWICZ PARK VIEW GARDENS, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 36, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1923 AS DOCUMENT NUMBER 8200922 IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 30 08 311-024-0000

Property Address: 535 Gordon Avenue, Calumet City, Illinois 60409

137-382978



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**First American**

First American Title Company  
18501 Maple Creek Drive  
Suite 950  
Tinley Park, IL 60477  
Phone: (708)429-0044  
Fax: (866)524-5676

## STATEMENT BY GRANTOR AND GRANTEE

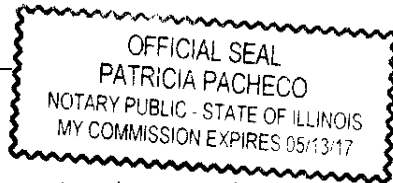
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: August 12, 2016

Signature: *[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, affiant, on August 12, 2016.

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: August 12, 2016

Signature: *[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, affiant, on August 12, 2016.

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)