

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL



Doc# 1632713001 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/22/2016 09:29 AM PG: 1 OF 4

HUD Ref: 131-927900

First American Title Insurance Company
27775 Diehl Road
Warrenville, IL 60555

THIS AGREEMENT, made and entered into this 18th day of November, 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 Laveppia J. Brown, 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 775 S. Kenneth, Chicago, Illinois, 60624, which is legally described as follows:

ave.

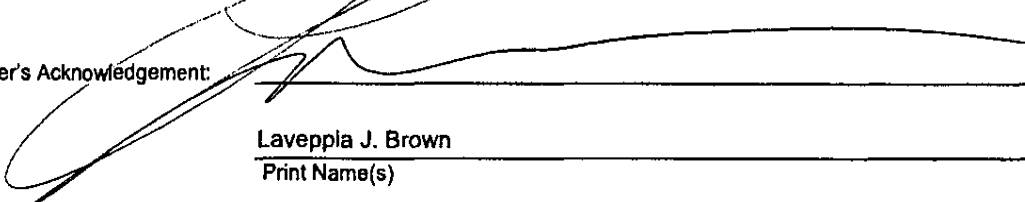
See Exhibit "A" attached hereto and made a part hereof

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:



Laveppia J. Brown
Print Name(s)

FIRST AMERICAN TITLE

FILE # 2772274

102

HUD Special Warranty Deed - Individual



First American
Title Insurance Company

CRD REVIEW

RW

4

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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:

Don Myers
Mitchell Watson

Secretary of Housing and Urban Development

By: Alpine FP as Asset Manager
Contractor for DU204SB/00-01
For and on behalf of: Grace Feguer, Clerk of the Court 11/17/16

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 Act.

Date: 11-18-16 Grace Feguer
Buyer, Seller, or Representative

STATE OF TN)
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 11/18/16, 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 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.

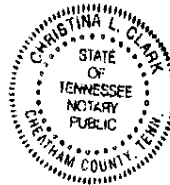
Witness my hand and official seal this 17th day of November, _____.

Christina L. Clark
Notary Public
My commission expires: 3-21-2020

Mail to:
Erica Minchella
7538 St. Louis Ave
Skokie, IL 60076

Name and Address of Taxpayer:
Leveppia Brown
755 S. Kenneth Ave.
Chicago, IL 60624

Prepared By:
Erica Crohn Minchella
7538 St. Louis Ave
Skokie, IL 60076



NOTARY PUBLIC
Christina L. Clark
My Commission Expires
STATE OF TENNESSEE

REAL ESTATE TRANSFER TAX		21-Nov-2016
	CHICAGO:	300.00
	CTA:	120.00
	TOTAL:	420.00 *

16-15-318-008-0000 | 20161101683650 | 0-883-417-280

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

REAL ESTATE TRANSFER TAX		21-Nov-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-15-318-008-0000 | 20161101683650 | 1-379-885-248

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 28 IN BLOCK 9 IN THE SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF BARRY POINT ROAD, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 16-15-318-008-0000 Vol. 0563

Property Address: 755 S. Kenneth Avenue, Chicago, Illinois.60624

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 11 | 21 | 2016

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

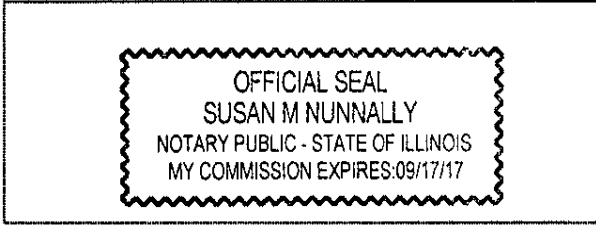
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: 11 | 21 | 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 11 | 21 | 2016

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

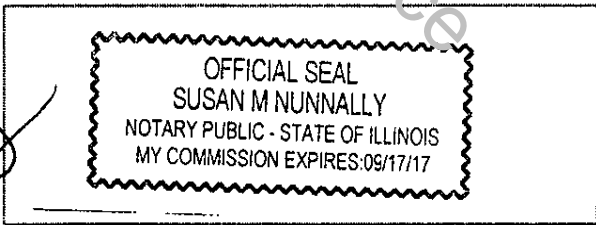
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: 11 | 21 | 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 Act: (35 ILCS 200/Art. 31)**