

# UNOFFICIAL COPY

**After Recording Return To:**  
ServiceLink  
1400 Cherrington Parkway  
Moon Township, PA 15108

**This Instrument Prepared by:**  
Danielle A. Pinkston - Esq.  
55 East Monroe, Suite 3800  
Chicago, IL 60603

**After Recording Return To &  
Mail Tax Statements To:**  
The Secretary of HUD  
c/o Information Systems  
Network Corp.  
Shepherd Mall Office Complex  
2401 NW 23rd St, Suite 1D  
Oklahoma City, OK 73107

**Ref.#** 160325315  
**APN:** 32-11-109-002-0000



Doc# 1701929045 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/19/2017 11:08 AM PG: 1 OF 4

This space for recording information only

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED executed this 2 day of NOVEMBER, 2016, by BANK OF AMERICA, N.A., whose address is 7105 Corporate Drive, Plano, TX 75024, hereinafter called GRANTOR, grants to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, its successors in interest and/or assigns, whose address is c/o Information Systems Network Corp. Shepherd Mall Office Complex - 2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, described as follows:

**SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Property Address: 335 S Maryland Ave, Glenwood, IL 60425

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

NO. 4161  
AMOUNT 5000  
DATE 1/18/17  
SOLD BY ee

REAL ESTATE TRANSFER TAX  
The Village of  
GLENWOOD

Page 1 of 3 - 8504

CCRD REVIEW

# UNOFFICIAL COPY

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

**BANK OF AMERICA, N.A.**

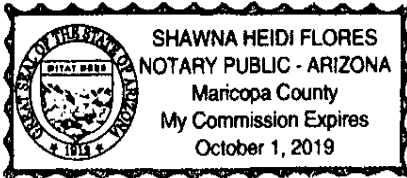
By: [Signature] 11-2-16  
CHRISTINA L. SANTANA  
Printed Name

Title: ASSISTANT VICE PRESIDENT (AVP)

STATE OF ARIZONA  
COUNTY OF MARICOPA

SWORN TO and subscribed before me this 2 day of NOVEMBER, 2016, by CHRISTINA L. SANTANA, as an ASSISTANT VICE PRESIDENT (AVP) of BANK OF AMERICA, N.A. He/she  is personally known to me or  produced AZ DRIVER LICENSE as identification.

In witness whereof, I hereunto set my hand and official seal.



[Signature] 11.2.16  
Notary Public Shawna Heidi Flores  
My commission expires: 10.1.19

Exempt under provisions of 35 ILCS 200/, Sec. 31-45,  
Para. E Real Estate Transfer Tax Law. BANK OF AMERICA N.A.  
CHRISTINA L. SANTANA  
ASSISTANT VICE PRESIDENT (AVP)  
11-2-16 [Signature]  
Date Buyer, Seller or Representative

### OR DOCUMENTARY STAMPS

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

# UNOFFICIAL COPY

## Exhibit "A"

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN COUNTY OF COOK AND STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS;

LOT 77 IN BROOKWOOD POINT NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 335 S Maryland Ave, Glenwood, IL 60425

APN: 32-11-109-002-000

Property of Cook County Clerk's Office

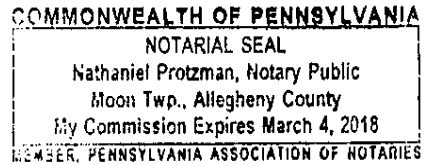
# UNOFFICIAL COPY

## 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 assignment of beneficial interest in land trust is either a. natural person, and 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 November 30, 2016 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me by the said [Signature]  
this 30 day of November,  
2016.

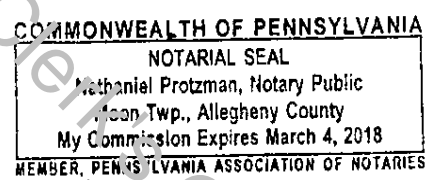


NOTARY PUBLIC [Signature]

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 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.

Date November 30, 2016 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said [Signature]  
This 30 day of November,  
2016.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)