

# UNOFFICIAL COPY

Doc#: 1702308015 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/23/2017 10:06 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED

Dec ID 20161101686399  
ST/CO Stamp 1-046-811-840

Case No: 137-372479

Fidelity National Title  
116 N. Chicago Street, Suite 203  
Joliet, Illinois 60432

FIDELITY NATIONAL  
TITLE INSURANCE

001603E908E

THIS AGREEMENT, effective as of 6<sup>th</sup> day of JANUARY, 2017, 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 **MASADA PROPERTIES, LLC, 2909 N. Sheridan, Unit 211, Chicago, IL 60657** 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 **2641 Westbrook Drive, Franklin Park, IL 60131** which is legally described as follows:

(See Attached Legal Description)



This stamp processed pursuant to Section 7-10B-4 Art 42 of the Franklin Park Village Code governing review of documents. *JH*

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:

*Daniel Moctezuma*  
Daniel Moctezuma, sole member *Steven Anthony W. Dent*

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

# UNOFFICIAL COPY

Signed, sealed and  
Delivered in the present of:



Secretary of Housing and Urban Development

By: Assistant to the Secretary  
Department of Housing and Urban Development  
For HUD's: MW 1/4/17  
Chief Counsel, Legal Affairs

Stacy Jacobs  
A - CBS

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.

REAL ESTATE TRANSFER TAX		10-Jan-2017
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
12-28-408-007-0000	20161101686399	1-046-811-840

Date 1/4/17 Buyer, Seller or Representative

STATE OF IN )  
 )  
 ) SS.  
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gary Davidson, who is personally well known to me and known to be the person who executed the foregoing instrument effective as of 1/4/17, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Masada Properties LLC, 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 4 day of January, 2017.

Mitchell Watson  
Notary Public

My commission expires: 5/5/2020



PREPARED BY AND MAIL TO:  
Castle Law  
Gary Davidson  
13963 S. Bell Road  
Homer Glen, IL. 60491

SEND SUBSEQUENT TAX BILLS:  
Masada Properties LLC  
2909 N. Sheridan Road  
Unit 211  
Chicago, IL. 60657

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 21 IN BLOCK 8 IN WESTBROOK, UNIT NO. 2, BEING MILLS AND SONS' SUBDIVISION IN THE EAST HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 1942 AS DOCUMENT NUMBER 12840967, IN COOK COUNTY, ILLINOIS.

PIN NUMBER 12-28-406-007-0000

Property of Cook County Clerk's Office

PROPERTY ADDRESS:  
2641 Westbrook Drive  
Franklin Park, IL. 60131

# UNOFFICIAL COPY



FIDELITY NATIONAL TITLE

27 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5800  
FAX: (312) 621-5033

## STATEMENT BY GRANTOR AND GRANTEE

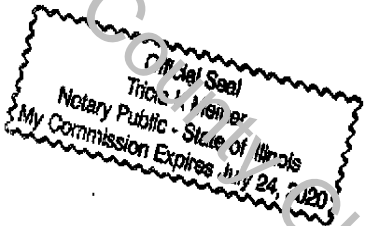
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Date: Jan 6, 2017 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the

said Agent  
this 6 day of Jan 2017

[Signature]  
Notary Public



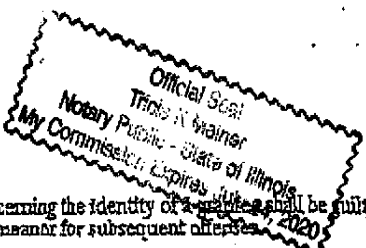
The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated Jan 6, 2017 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the

said Agent  
this 6 day of Jan 2017

[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.]