

UNOFFICIAL COPY

Doc#: 1706949187 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/10/2017 10:45 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

Case No.: 131-847067

Dec ID 20170301618876
ST/CO Stamp 0-455-305-920
City Stamp 0-992-176-832

Fidelity National Title
6250 W. 95th St.
Oak Lawn, IL 60453

THIS AGREEMENT, effective as of 1st day of March, 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 Selena Guadalupe, 8151 S. Kilpatrick, Chicago, IL 60652, his/her/itself, 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 3531 W. 81st Pl., Chicago, IL 60652 which is legally described as follows:

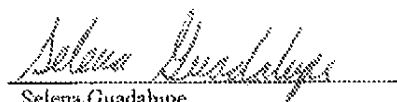
(See Attached Legal Description)

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:


Selena Guadalupe

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

FIDELITY NATIONAL TITLE 

UNOFFICIAL COPY

Signed, sealed and
Delivered in the presence of:

Secretary of Housing and Urban Development

Stacy Jucker

By: _____

1/17/2/24/17

[Signature]

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

REAL ESTATE TRANSFER TAX		08-Mar-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
19-35-215-006-0000	20170301618876	0-455-305-920

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

3/1/17
Date Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		08-Mar-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
19-35-215-006-0000	20170301618876	0-992-176-832

STATE OF Tennessee)
COUNTY OF Davidson)

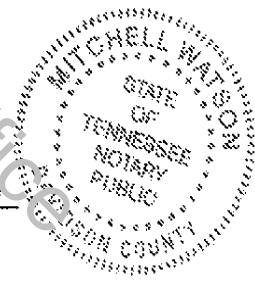
* Total does not include any applicable penalty or interest due.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Grace Fejor, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 3/01, 2017, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Allyson EP, HUD's delegated Management and Marketing Contractors under the Redlegation 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 24th day of February, 2017

Mitchell Watson
Notary Public

My commission expires: 5/5/2020



PREPARED BY AND MAILED TO:
Law Office of Niko G. Marneris, P.C.
10661 S. Roberts Rd., Ste. 107
Palos Hills, IL 60465

SEND SUBSEQUENT TAX BILLS:
Selena Guadalupe
3531 W. 81st Pl.
Chicago, IL 60652

UNOFFICIAL COPY



FIDELITY NATIONAL TITLE

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

PHONE: (312) 621-5000
FAX: (312) 621-8033

STATEMENT BY GRANTOR AND GRANTEE

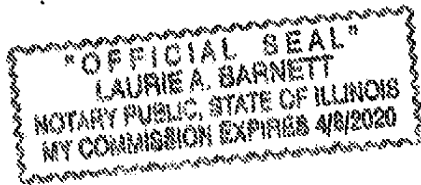
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated 3/1/17 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said JENNIFER KUPINSKI

this 1 day of MARCH
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 3/1/17 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said Selma Prudnyz

this 1 day of MARCH
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.]

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LEGAL DESCRIPTION

LOT 708 IN SOUTHWEST HIGHLANDS AT 79TH AND KEDZIE UNIT NUMBER 3, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT LANDS DEDICATED TO RAILROAD AND EXCEPT STREETS HERETOFORE DEDICATED), ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 1927, AS DOCUMENT NUMBER 9875543, IN COOK COUNTY, ILLINOIS.

1A-35-215-006-0000

Property of Cook County Clerk's Office

PROPERTY ADDRESS:
3531 W. 81st Pl.
Chicago, IL 60652