

# UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

OC 17001580

Doc#: 1711715082 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/27/2017 11:10 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED

Dec ID 20170401637199  
ST/CO Stamp 1-964-175-040

Case No: 137-169309

Fidelity National Title  
920 Davis Rd., #100  
Elgin, IL 60123

THIS AGREEMENT effective as of 19 day of April, 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 Enrique Medrano Villarreal, 468 N. Liberty St., Elgin, IL 60120 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 616 Wright Ave., Elgin, IL 60120 which is legally described as follows:

(See Attached Legal Description)

**PIN: 06-19-119-012-0000**

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:

Enrique Medrano Villarreal  
Enrique Medrano Villarreal



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

REAL ESTATE TRANSFER TAX

20-Apr-2017



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

06-19-119-012-0000

| 20170401637199

| 1-964-175-040

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Signed, sealed and  
Delivered in the present of:

Secretary of Housing and Urban Development

[Signature]  
[Signature]

By: \_\_\_\_\_  
AlpineFP as Asset Manager  
Contractor for DU2045B-16-0-04  
For HUD by: [Signature] 4/14/17  
Grace Fequer, 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.

\_\_\_\_\_  
Date Buyer, Seller or Representative

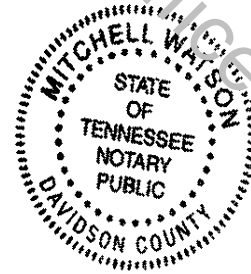
STATE OF ~~Illinois~~ Tennessee )  
COUNTY OF ~~Cook~~ Davidson ) SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Grace Fequer, who is personally well known to me and known to be the person who executed the foregoing instrument effective as of 4/14/17 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 14<sup>th</sup> day of April, 2017

[Signature]  
Notary Public

My commission expires: 5/5/2020



PREPARED BY AND MAIL TO:  
Arturo P. Gonzalez  
920 Davis Rd. #100  
Elgin, IL 60123

SEND SUBSEQUENT TAX BILLS:  
Enrique Medrano Villarreal  
616 Wright Ave.  
Elgin, IL 60120

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## LEGAL DESCRIPTION

THE SOUTHWESTERLY 50 FEET AS MEASURED ON THE SOUTHEASTERLY AND THE NORTHWESTERLY LINE OF THE FOLLOWING TRACT:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING ON THE WEST LINE OF WRIGHT AVENUE AT A POINT 100 FEET SOUTHERLY ALONG SAID LINE FROM THE SOUTH LINE OF VILLA STREET; THENCE SOUTHERLY ON SAID WEST LINE OF WRIGHT AVENUE 100 FEET; THENCE NORTHWESTERLY PARALLEL WITH VILLA STREET 158.44 FEET; THENCE NORTHERLY 100 FEET TO A POINT WHICH IS 154.22 FEET FROM THE POINT OF BEGINNING; THENCE SOUTHEASTERLY PARALLEL WITH VILLA STREET 154.22 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 616 Wright Ave., Elgin, IL 60120

# UNOFFICIAL COPY



FIDELITY NATIONAL TITLE

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

PHONE: (312) 621-5000

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.

Dated 4/19/17

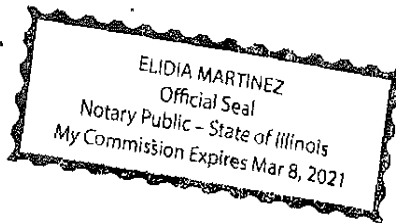
Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the

said grantor

this 19th day of April

2017



\_\_\_\_\_  
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 4/19/17

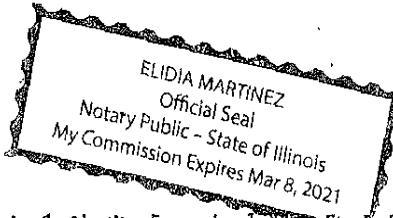
Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the

said grantee

this 19th day of April

2017



\_\_\_\_\_  
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 A/EI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]