

# UNOFFICIAL COPY

FIRST AMERICAN TITLE

FILE # 2849478  
(1012)

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

HUD Ref: 137-540771

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



Doc# 1714322010 Fee \$44.00

HSFP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

AREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/23/2017 09:43 AM PG: 1 OF 4

THIS AGREEMENT, made and entered into this 19 day of May, 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 NATHAN WILSON - Fee Simple, 5504 W. Iowa St. Chicago Il 60651 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 3604 Warren Avenue, Bellwood, IL 60104, which is legally described as follows:

*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).

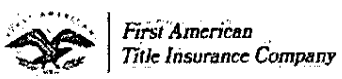
SAID CONVEYANCE is made subject of all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show.

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:

Nathan Wilson  
Print Name(s)

4



HUD Special Warranty Deed - Individual

CCRD REVIEW

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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:

Secretary of Housing and Urban Development

AlpineFP as Assat Manager

Contractor for DU204SB-16-D-04

By: \_\_\_\_\_

For HUD by: 5/15/17

Grace Feguer, Closing Manager

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

[Signature]

Stacy Jacobs

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

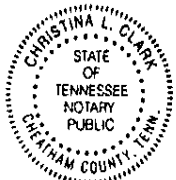
Date: 5-22-17

[Signature] as agent  
Buyer, Seller, or Representative

STATE OF Tennessee )  
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 5/19/17 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 15 day of May, 2017



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

Christina L. Clark  
Notary Public

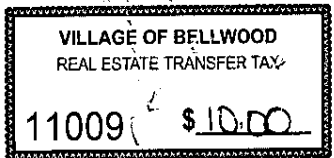
My commission expires: 3-21-2020

Mail to:  
Alexander A Echevarria, Esq.  
830 N Blvd. Ste A  
Oak Park, IL 60301

Name and Address of Taxpayer:  
Nathan Wilson  
3603 Warren Avenue  
Bellwood, IL 60104

Prepared By:  
Alexander Echevarria, Esq.  
830 N. Blvd., Ste A  
Oak Park, IL 60804

REAL ESTATE TRANSFER TAX		22-May-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
15-09-319-010-0000   20170501657830   0-707-815-104		



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**Exhibit "A" – Legal Description**

Lot 2 in Warren Place Subdivision, being a resubdivision in the Southeast 1/4 of the Southwest 1/4 of Section 9, Township 39 North, Range 12, East of the Third Principal Meridian, as per plat thereof recorded in the Office of the Recorder of Deeds of Cook County, Illinois, May 19, 2005 as document number 0513919110, all in Cook County, Illinois

Property of Cook County Clerk's Office

**Permanent Index Number(s):**

15-09-319-010-0000



# UNOFFICIAL COPY

## 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: 5/22/2017

SIGNATURE: \_\_\_\_\_  
*[Signature]*  
GRANTOR or AGENT

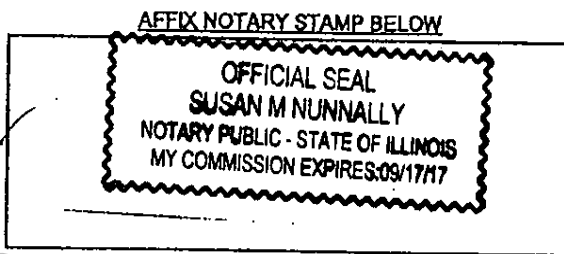
### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Agent

On this date of: 5/22/2017

NOTARY SIGNATURE: *[Signature]*



### 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: 5/22/2017

SIGNATURE: \_\_\_\_\_  
*[Signature]*  
GRANTEE or AGENT

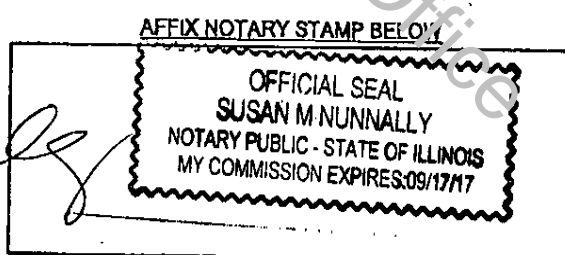
### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): agent

On this date of: 5/22/2017

NOTARY SIGNATURE: *[Signature]*



**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)