

# UNOFFICIAL COPY

FIDELITY NATIONAL  
TITLE INSURANCE

Doc#: 1714457113 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/24/2017 10:08 AM Pg: 1 of 4

0017009142

## SPECIAL WARRANTY DEED

Dec ID 20170401645540  
ST/CO Stamp 0-190-771-648  
City Stamp 0-968-356-288

Case No: 137-541829

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

THIS AGREEMENT, effective as of the 17th 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 FISCHER REAL ESTATE SALES AND CONSULTING, INC., OF 14300 S TOWN CENTER DRIVE, HOMER GLEN, ILLINOIS 60491 their heirs and assigns, parties of the second part.

WITNESSETH that for and 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 parties of the second part, the following described real estate, commonly known as 8141 S ARTESIAN AVE, CHICAGO, IL 60652 which is legally described as follows:

(See Attached Legal Description)

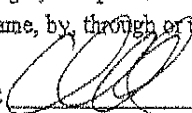
PIN: 19-36-223-014-0000


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 parties 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.

Buyers' Acknowledgment:

  
FISCHER REAL ESTATE SALES AND CONSULTING, INC  
By: CHRISTIAN FISCHER, PRESIDENT

REAL ESTATE TRANSFER TAX		18-May-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*
19-36-223-014-0000   20170401645540   0-968-356-288		

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

REAL ESTATE TRANSFER TAX		18-May-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
19-36-223-014-0000   20170401645540   0-190-771-648		

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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 present of:

Secretary of Housing of Urban Development

By: AlpineFP as Asset Manager  
Contractor for DUD204SH-16rf-06  
For HUD by: Jennifer Nguyen, Contract 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 Tax Act.

[Signature]  
Date \_\_\_\_\_ Buyer, Seller or Representative

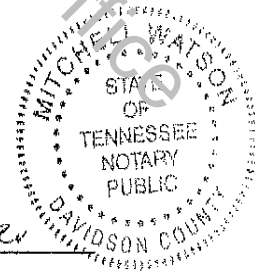
STATE OF Tennessee  
COUNTY OF Davidson )SS )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jennifer Nguyen, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 5/17/17, 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 70FR 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 5/17<sup>th</sup> day of May, 2017.

Mitchell Watson  
Notary Public

My Commission expires: 5/5/2021



**MAIL TO:**  
**FISCHER REAL ESTATE SALES**  
**AND CONSULTING INC.**  
**14300 S Town Center Drive**  
**Homer Glen, Illinois 60491**

**SEND SUBSEQUENT TAX BILLS TO:**  
**FISCHER REAL ESTATE SALES**  
**AND CONSULTING INC.**  
**14300 S Town Center Drive**  
**Homer Glen, Illinois 60491**

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LEGAL DESCRIPTION:

LOT 31 IN BLOCK 1 IN HINKAMP AND COMPANY'S WESTERN AVENUE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 TO 24 IN BLOCK 1, LOTS 1 TO 24 IN BLOCK 2 AND LOTS 1, 2, 10 TO 20 IN BLOCK 3, LOTS 1 TO 10 IN BLOCK 4 AND LOTS 1 TO 10 IN BLOCK 5 IN HAZELWOOD AND WRIGHT'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:

8141 S Artesian Avenue  
Chicago, IL 60652

PREPARED BY:

Attorney Michelle Chavez  
PO Box 71  
Batavia, IL 60510

Property of Cook County Clerk's Office

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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 May 17, 2017 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Agent  
this 17 day of MAY 2017

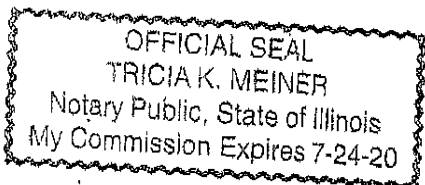


[Signature]  
Notary Public

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 May 17, 2017 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said Agent  
this 17 day of MAY 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.]