

UNOFFICIAL COPY

Doc#. 1721216198 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/31/2017 10:22 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

Case No: 131-924905

Fidelity National Title
116 N. Chicago, Suite 203
Joliet, IL 60435

Dec ID 20170501650442
ST/CO Stamp 0-670-023-360

THIS AGREEMENT, effective as of 10th 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 Felicia Simmons, George Simmons, and LaKiesha Simmons as Tenants in Common, 12940 S. Aberdeen St., Chicago, IL 60827 his/her/their heirs and assigns, party(ies) of the second part.

WITNESSETH that for an 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 12934 S. Aberdeen St., Calumet Park, IL 60827 which is legally described as follows:

(See Attached Legal Description)

PIN: 25 32 220-005-0000

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:

Felicia Simmons George Simmons LaKiesha Simmons
Felicia Simmons George Simmons LaKiesha Simmons

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

FIDELITY NATIONAL TITLE OC17005382

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Signed, sealed and
Delivered in the present of:

Secretary of Housing and Urban Development

[Signature]
Stacy Jacobs



By: AlpineFP as Asset Manager
Contractor for DU2642B-3679-04
For HUD by: [Signature]
Grace Feguer, 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.

5/10/17
Date [Signature]
Buyer, Seller or Representative

STATE OF Tennessee
COUNTY OF Darwin SS.

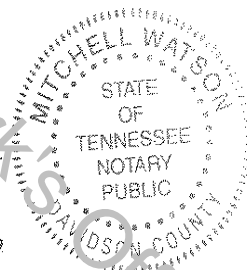
| REAL ESTATE TRANSFER TAX | | 11-May-2017 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 25-32-220-005-0000 20170501650442 0-670-023-360 | | |

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 effective as of 5/10/17, 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 9th day of May 2017

[Signature]
Notary Public

My commission expires: 5/5/2020



Real Estate Transfer Tax
\$500.00



PREPARED BY AND MAIL TO:
Law Office of Erika C Norton
15948 Woodlawn West
South Holland, IL 60473

SEND SUBSEQUENT TAX BILLS:
Felicia Simmons George Simmons, and LaKiesha
Simmons
12940 S Aberdeen St.
Calumet Park, IL 60827

Real Estate Transfer Tax
\$50.00



Real Estate Transfer Tax
\$10.00



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LEGAL DESCRIPTION

LOT 5 IN DARLENE'S SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:
Full Property Address

12934 S. Aberdeen St.
Calumet Park, IL
60827

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

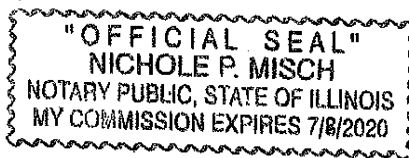
STATEMENT BY GRANTOR AND GRANTEE

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 10, 2017, Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said agent
this 10 day of May
2017



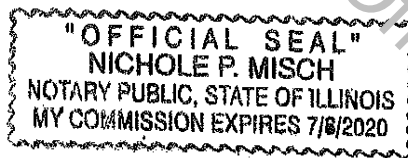
[Signature]
Notary Public

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 10, 2017, Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said agent
this 10 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.]