

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Case No: 137-240346

Fidelity National Title  
6250 W. 95<sup>th</sup> Street  
Chicago, IL 60453

Doc#: 1724039039 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/28/2017 09:20 AM Pg: 1 of 4

Dec ID 20170801613527  
ST/CO Stamp 1-119-335-360  
City Stamp 1-949-594-560

THIS AGREEMENT, effective as of <sup>25<sup>th</sup></sup> day of August, 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 **WILLIS BANKS, in severalty, 1631 E. 92<sup>nd</sup> Place, Chicago, IL 60617** 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 **9308 South Justine Street, Chicago, Illinois 60620** which is legally described as follows:

(See Attached Legal Description)

**PIN: 25-05-310-058-0000**

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:

  
Willis Banks

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** 0217049280

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Signed, sealed and  
Delivered in the present of:



Secretary of Housing and Urban Development

By: AlpineFP as Asset Manager  
Contractor for DU20456716-1-04  
For HUD by: Grace Feguer 8/25/17  
Grace Feguer, Closing Manager


Stacy Jacobs  
Grace Feguer

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.

REAL ESTATE TRANSFER TAX		25-Aug-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-05-316-058-0000   20170801613527   1-119-335-360		

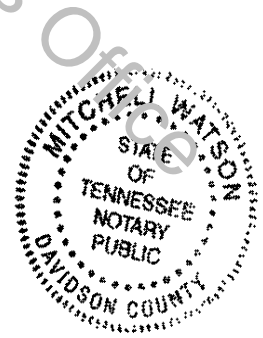
8/25/17  
Date Buyer, Seller or Representative  
STATE OF Tennessee )  
COUNTY OF Davidson ) SS.

REAL ESTATE TRANSFER TAX		25-Aug-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
25-05-316-058-0000   20170801613527   1-949-594-560		
* 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 Feguer, who is personally well known to me and known to be the person who executed the foregoing instrument effective as of 8/25/17, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of AlpineFP, 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 26<sup>th</sup> day of August, 2017.

Mitchell Watson  
Notary Public



My commission expires: 5/5/2020

PREPARED BY AND MAIL TO:  
Williams Law Office  
10340 South Western Avenue, Suite 2A  
Chicago, Illinois 60643

SEND SUBSEQUENT TAX BILLS:  
Willis Banks  
9308 S. Justine St.  
Chicago, IL 60620

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## LEGAL DESCRIPTION

LOT 44 (EXCEPT THE SOUTH 12.50 FEET THEREOF) AND ALL OF LOT 45 IN THE SUBDIVISION OF BLOCK 33 IN THE SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

PROPERTY ADDRESS:  
9308 South Justine Street  
Chicago, Illinois 60620

# 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 a signature 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.

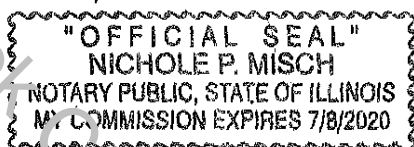
Dated August 25, 2017 Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the

said Agent

this 25 day of August  
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 August 25, 2017 Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the

said Agent

this 25 day of August  
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.]