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Doc#: 1727508278 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/02/2017 01:53 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

Case No: 137-266988

Dec ID 20170901624211
ST/CO Stamp 0-318-583-744

Fidelity National Title
6250 W. 95th Street
Oak Lawn, IL 60453

FIDELITY NATIONAL #OC 17021708 / 82

THIS AGREEMENT, effective as of 25th day of September, 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 **THEODORE BIANCHI, JR.** of , 917 Cedar, Elmhurst, Illinois, 60126 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 obtained 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 12241 S. Dogwood Lane, Palos Heights, IL 60463 which is legally described as follows:

(See Attached Legal Description)

PIN: 24-29-100-023-1032

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, encumbered 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: 
THEODORE BIANCHI, JR.

REAL ESTATE TRANSFER TAX		29-Sep-2017
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

24-29-100-023-1032 | 20170901624211 | 0-318-583-744

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

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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 D020431 16-17-04
per HUD by: *[Signature]*
Secretary, Housing Manager

Stacy Jacobs

[Signature]

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.

9-25-17 *K. Tietz*
Date Buyer, Seller or Representative

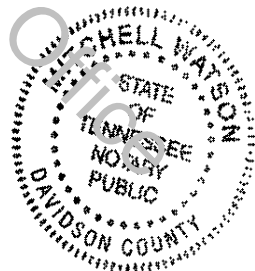
STATE OF Tennessee)
COUNTY OF Davidson)

SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Vince Ferguson, who is personally well known to me and known to be the person who executed the foregoing instrument effective as of 9/28/17 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 25th day of September, 2017

[Signature]
Notary Public



My commission expires: 5/5/2020

PREPARED BY AND MAIL TO:
KAREN E. TIETZ, P.C.
2445 Dean Street, #1D
St. Charles, IL 60175

SEND SUBSEQUENT TAX BILLS:
Theodore Bianchi, Jr.
12241 S. Dogwood Lane, C2
Palos Heights, IL 60463

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LEGAL DESCRIPTION

UNIT NO. 6-C IN WILLOW WOOD VILLAS, A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27293449, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

PROPERTY ADDRESS:

12241 S. Dogwood Lane, #C2
Palos Heights, IL 60463

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FIDELITY NATIONAL TITLE

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

PHONE: (312) 621-5800

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 9-28, 2017 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said agent
this 28th day of September,
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 9-28, 2017 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said agent
this 28th day of September,
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.]