

# UNOFFICIAL COPY



\*1729606046I\*

## SPECIAL WARRANTY DEED

File Number: 137-656797

Lakeland Title Services  
1300 Iroquois Avenue, Suite 100  
Naperville, IL 60563

#1007367

1063

Doc# 1729606046 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/23/2017 12:13 PM PG: 1 OF 4

THIS AGREEMENT, made and entered into this 13<sup>th</sup> day of October, 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 MARYS LANE LLC of 1S358 Marys Lane, Lombard, IL 60148 and INDIGO OWNERSHIPS LLC of 2 Gold Street, Apt. 4011, New York, NY 10038 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 2021 S. 20<sup>TH</sup> AVENUE, BROADVIEW, IL 60155 which is legally described as follows:

(See attached Legal Description)

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:

Brenda Muzyn, auth agent

MARYS LANE LLC

Buyer's Acknowledgement:

Brenda Muzyn, auth agent

INDIGO OWNERSHIPS, LLC

**TRANSFER STAMP**  
CERTIFICATION OF COMPLIANCE

*Village of Broadview*

*Im 10-17-2017*

REAL ESTATE TRANSFER TAX

23-Oct-2017



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

15-15-321-011-0000

| 20171001634842 | 1-183-711-264

*JA*

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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 and Urban Development

Stacy Jacobs  
Dan Myers

By: AlpineFP as Asset Manager  
Contractor for E-J204SB-16-D-04  
For HUD by: JMF 10/10/17  
Grace Feguer, Closing Manager

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

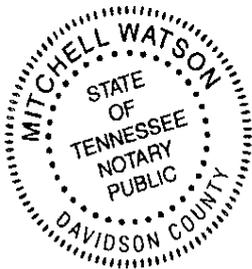
"EXEMPT" under provisions of Paragraph (b), Section 4, Real Estate Transfer Tax Act.

10/13/17 [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 Grace Feguer, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 10/13, 20 17, by the virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on the 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 know 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 10<sup>th</sup> day of October, 2017.



[Signature]  
Notary Public  
My Commission Expires: 5/5/2020



Prepared By and Mail To:  
Lakeland Title Services  
Brenda L. Murzyn  
1300 Iroquois Ave, Suite 100  
Naperville, IL 60563

Send Subsequent Tax Bills To:  
Indigo Ownerships, LLC  
2 Gold Street, Apt. 4011  
New York, NY 10038

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## EXHIBIT A:

LOT 206 (EXCEPT THE NORTH 15 FEET THEREOF) AND THE NORTH 17 FEET OF LOT 205 IN CUMMINGS AND FOREMAN REAL ESTATE CORPORATION ROOSEVELT ROAD AND 17TH AVENUE SUBDIVISION OF LOTS 1, 2, 3, 4, 5, 7 AND 8 IN OWNER'S PARTITION OF THE SOUTH 83.2 ACRES OF THE WEST HALF OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY: 15-15-321-011-0000  
2021 S. 20th Ave, Broadview IL 60155

Property of Cook County Clerk's Office

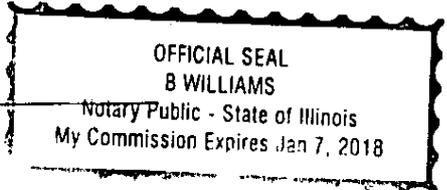
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## STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 10/13/17

Signature: [Handwritten Signature]  
Grantor



\_\_\_\_\_  
Grantor

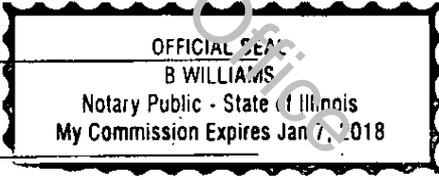
Subscribed and Sworn before me on 10/13/17 (date)

[Handwritten Signature]  
Notary Public

The Grantee 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 and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 10/13/17

Signature: [Handwritten Signature]  
Grantee



\_\_\_\_\_  
Grantee

Subscribed and Sworn before me on 10/13/17 (date)

[Handwritten 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 a Class A misdemeanor for subsequent offenses.