

UNOFFICIAL COPY

CTC 1713126
SPECIAL WARRANTY DEED



File No: 137-346865

Doc# 1730422021 Fee \$44.00

CA Community Title _____

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

CA Address 29 Heritage Drive

AFFIDAVIT FEE: \$2.00

CA Address Bourbonnais, Illinois

KAREN A. YARBROUGH

CA Address Zip 60914

COOK COUNTY RECORDER OF DEEDS

DATE: 10/31/2017 11:54 AM PG: 1 OF 4

THIS AGREEMENT, made and entered into this 27 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 SADULA DEMIROVSKA of 5315 S. 73rd Ave., Summit, IL 60501 his/her/their heirs and assigns, party(ies) of the second part.

WITNESSETH that for an n 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 7832 S. Springfield Avenue, Chicago, IL 60652 which is legally described as follows:


LOT 20 IN BLOCK 1 IN CRAWFORD'S RESUBDIVISION OF LOTS 1 TO 4 INCLUSIVE AND LOTS 29 TO 45 INCLUSIVE TOGETHER WITH VACATED NORTH AND SOUTH ALLEY IN BLOCK 1 AND LOTS 1 TO 26 INCLUSIVE TOGETHER WITH VACATED ALLEY IN BLOCK 2 IN CRAWFORD HIGHLANDS A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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: SADULA DEMIROVSKA

REAL ESTATE TRANSFER TAX		31-Oct-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		31-Oct-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-26-332-068-0000 | 20171001644965 | 1-238-884-384

19-26-332-068-0000 | 20171001644965 | 0-612-286-496

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

JA

UNOFFICIAL COPY

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

Don Miller

By: AlpineFP as Asset Manager
Contractor for D11204SR-10-R-04
for HUD by: JF 10/25/17
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.

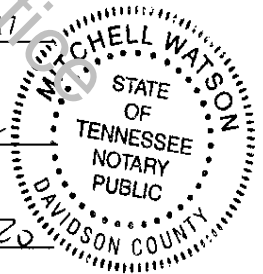
10-27-17 Helmi S. Chandryk
Date Buye, Seller or Representative

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 October 27, 2017, 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 25th day of October, 2017

Mitchell Watson
Notary Public



My commission expires: 5/5/2020

PREPARED BY AND MAIL TO:

SEND SUBSEQUENT TAX BILLS:

CA Thaddeus S. Kowalczyk Esq.
CA Address 6052 West 63rd Street
CA Address Chicago, IL
CA zip 60638-4342

SADULA DEMIROVSKI
5315 S. 73rd Ave.
Summit, IL
60501

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 20 IN BLOCK 1 IN CRAWFORD'S RESUBDIVISION OF LOTS 1 TO 4 INCLUSIVE AND LOTS 29 TO 45 INCLUSIVE TOGETHER WITH VACATED NORTH AND SOUTH ALLEY IN BLOCK 1 AND LOTS 1 TO 26 INCLUSIVE TOGETHER WITH VACATED ALLEY IN BLOCK 2 IN CRAWFORD HIGHLANDS A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 7832 S. Springfield, Chicago, IL 60652

PIN: 19-26-332-068-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 10 | 27 | 2017

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

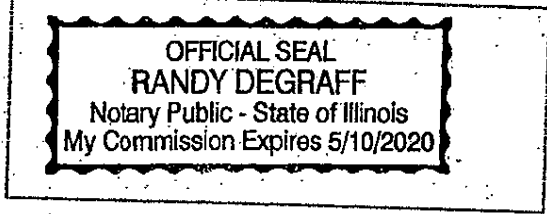
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): _____

On this date of: 10 | 27 | 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 title to real estate under the laws of the State of Illinois.

DATED: 10 | 27 | 2017

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: _____, 20

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)