

# UNOFFICIAL COPY

**This Instrument Prepared by:**  
Segel Law Group, Inc.  
1827 Walden Office Square  
Suite 450  
Schaumburg, IL 60173

Doc#: 1731201047 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/08/2017 09:57 AM Pg: 1 of 4

Dec ID 20170601681527  
ST/CO Stamp 1-837-217-728 ST Tax \$115.00 CO Tax \$57.50  
City Stamp 0-264-810-432 City Tax: \$1,207.50

**Return to and mail tax  
Statements To:**

Sri Lakshmi Rayapureddy  
2605 Hilltop Divide Ln  
Leander, TX 78641-4972

This space for recording information only

FIDELITY NATIONAL TITLE

SC 17015321

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 5<sup>TH</sup> day of SEPTEMBER, 2017, by and between **Americas Housing Alliance Fund Two, LLC**, whose address is 55 North Merchant Street, Suite 1131, American Fork, UT 84003, hereinafter called GRANTOR, grants to **Sri Lakshmi Rayapureddy** whose address is 2605 Hilltop Divide Ln, Lender, TX 78641-4972, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.



GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in **COOK** County, Illinois, wiz:


**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Commonly known as: **11356 S. Carpenter St, Chicago, IL 60643**

**P.I.N: 25-20-220-028-0000**

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

REAL ESTATE TRANSFER TAX	12-Oct-2017
	COUNTY: 57.50
	ILLINOIS: 115.00
	TOTAL: 172.50
25-20-220-028-0000	20170601681527   1-837-217-728

REAL ESTATE TRANSFER TAX	12-Oct-2017
	CHICAGO: 862.50
	CTA: 345.00
	TOTAL: 1,207.50 *
25-20-220-028-0000	20170601681527   0-264-810-432

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

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Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said GRANTEE that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Americas Housing Alliance Fund Two, LLC.

By: Nathan Heaps

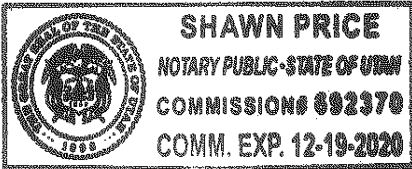
Name: Nathan Heaps

Title: Vice President

STATE OF Utah

COUNTY OF Utah

The foregoing instrument was hereby acknowledged before me this 5<sup>th</sup> day of Sept, 2017, Name: Nathan Heaps, Title: Vice President by Americas Housing Alliance Fund Two, LLC, who is personally known to me or who has produced Utah Drivers License identification, and who signed this instrument willingly.



Shawn Price  
Notary Public  
My commission expires: 12/19/2020

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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## EXHIBIT "A"

LOT 8 IN BLOCK 14 IN JERNBERG'S SUBDIVISION OF BLOCKS 2, 5 TO 8, 11 TO 28 AND RESUBDIVISION OF BLOCK 4 IN ROOD AND WESTON'S ADDITION TO MORGAN PARK BEING, A SUBDIVISION OF WEST HALF OF NORTH EAST QUARTER (EXCEPT NORTH 20 ACRES) AND EAST HALF OF NORTHWEST QUARTER (EXCEPT NORTH 20 ACRES) OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID: 25-20-220-028-0000

Commonly Known as: 11356 S. Carpenter St, Chicago, IL 60643

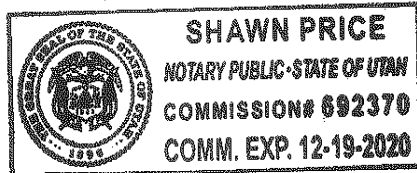
# UNOFFICIAL COPY

## 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 assignment of beneficial interest in land trust is either a. natural person, and 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 SEPTEMBER 5<sup>TH</sup>, 2017 Signature:  
[Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me by the said grantor, Nathan Heaps  
this 5<sup>th</sup> day of September  
2017.

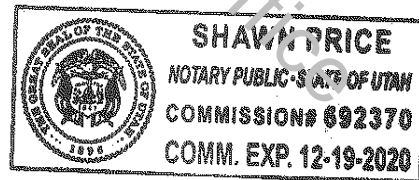


NOTARY PUBLIC [Signature]

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 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 SEPTEMBER 5<sup>TH</sup>, 2017 Signature:  
[Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said grantor, Nathan Heaps  
This 5<sup>th</sup> day of September,  
2017.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)