

UNOFFICIAL COPY



1731946054D

16211406

SPECIAL WARRANTY DEED

File No: 137-612985

Independent Escrow Services Corp.
70 W. Madison, Suite 1675
Chicago, IL 60602

Doc# 1731946054 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/15/2017 09:44 AM PG: 1 OF 5

THIS AGREEMENT, made and entered into this 9th day of November, 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 Tania C. Trujillo of 4635 W. 95th Street, Oak Lawn, IL 60453 his heirs and assigns, party 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 of the second part, the following described real estate, commonly known as 9661 S. KARLOV AVENUE, APT 104I, OAK LAWN IL 60453 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 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:

Tania C. Trujillo

USI

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:

Stacy Jacobs
Quinn Mc...

Secretary of Housing and Urban Development
AlpineFP as Asset Manager
Contractor for DU2005B-16-D-04
By: Grace H. Feguer
For HUD by:
Grace H. 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.

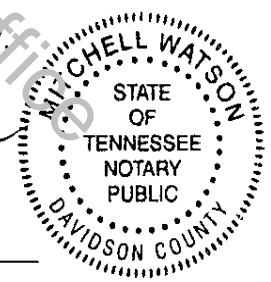
11-6-17 Ellen DeLabe
Date Buyer, Seller or Representative

STATE OF Tennessee)
COUNTY OF Davidson) SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared AlpineFP Grace H. Feguer who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 11/9, 2017, 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 6th day of November, 2017.

Mitchell Watson
Notary Public



My commission expires: 5/5/2020

PREPARED BY AND MAIL TO:
James I. Stepanek
7235 W. 103rd Street
Palos Hills, IL 60465

SEND SUBSEQUENT TAX BILLS:
Tania Trujillo
9661 S. Karlov Ave. Unit 104
Oak Lawn, IL 60453

REAL ESTATE TRANSFER TAX 10-Nov-2017



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

UNOFFICIAL COPY

Legal Description: UNIT NUMBER 9661 SOUTHEAST 104 AS DELINEATED ON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): LOTS 21 TO 40 INCLUSIVE IN BLOCK 2 IN A.G. BRIGGS AND COMPANY'S CRAWFORD GARDENS FIRST ADDITION BEING A SUBDIVISION OF THE NORTH 23 1/2 ACRES OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF VACATED WEST 1/2 OF THE VACATED 20 FOOT ALLEY LYING EAST OF AND ADJOINING SAID LOTS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP, MADE BY STANDARD BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 15, 1969 AND KNOWN AS TRUST NUMBER 3409, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT 2271808; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS ALSO TOGETHER WITH AN EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NUMBER 64, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY ALL IN COOK COUNTY ILLINOIS.

PIN: 24-10-211-045-1040

Address: 9661 S. Karlov Ave. Unit 104, Oak Lawn, IL 60453

Cook County Clerk's Office

UNOFFICIAL COPY



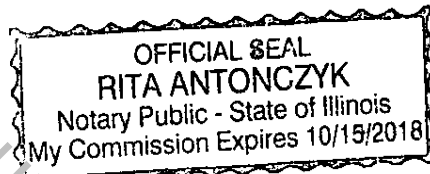
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge and belief, 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 11-9, 20 17 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
me by the said agent
this 9 day of Nov, 2017.

Notary Public [Signature]



The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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.

Dated 11-9, 20 17 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
me by the said agent
this 9 day of Nov, 2017.

Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY



THE VILLAGE OF
OAK LAWN


9446 SOUTH RAYMOND AVENUE, OAK LAWN, ILLINOIS 60453
TELEPHONE: (708) 636-4400 | FACSIMILE: (708) 636-8606 | WWW.OAKLAWN-IL.GOV

CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

9661 S. KARLOV AVENUE, #104
Oak Lawn Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 D of said Ordinance

Dated this 8TH day of NOVEMBER, 2017


Larry Deetjen
Village Manager

DR. SANDRA BURY
VILLAGE PRESIDENT

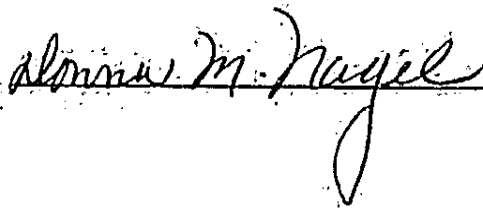
JANE M. QUINLAN, MMC
VILLAGE CLERK

LARRY R. DEETJEN, CM
VILLAGE MANAGER

VILLAGE TRUSTEES
TIM DESMOND
ALEX G. OLEJNICZAK
THOMAS E. PHELAN
WILLIAM R. STALKER
ROBERT J. STREIT
TERRY VORDERER

SUBSCRIBED and SWORN to before me this

8TH Day of NOVEMBER, 2017


Donna M. Nagel

"OFFICIAL SEAL"
DONNA M. NAGEL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/19/2017

