

# UNOFFICIAL COPY

Doc#: 1805801039 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/27/2018 09:49 AM Pg: 1 of 5

## SPECIAL WARRANTY DEED

Case No: 137-267054

Dec ID 20180201698513  
ST/CO Stamp 1-928-677-920

Fidelity National Title  
822 129<sup>th</sup> Infantry Drive, St 102  
Joliet, IL 60435

### FIDELITY NATIONAL TITLE INSURANCE

DC18000349

THIS AGREEMENT, effective as of 9th day of February, 2018, 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 Crosstown Builders, Inc. and Zenitram Properties, LLC-Flip Series, 1425 W. Schaumburg Rd, Unit 202, Schaumburg, IL 60194 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 17543 William St., Lansing, IL 60438 which is legally described as follows:

(See Attached Legal Description)

PIN: 30-29-311-044-000

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: Christian Fischer, Presided by Thomas Jaupelma  
 Christian Fischer as President of Crosstown Builders, Inc. *attorney in fact*

Buyer's Acknowledgement: Dan Martinez, member by Thomas Jaupelma  
 Dan Martinez, as Member of Zenitram Properties LLC-Flip Series *attorney in fact*

Buyer's Acknowledgement: Jo Ann Martinez, member by Thomas Jaupelma  
 Jo Ann Martinez, as Member of Zenitram Properties LLC-Flip Series *attorney in fact*

Deed 1 of 2

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

# UNOFFICIAL COPY



Signed, sealed and  
Delivered in the present of:

Secretary of Housing and Urban Development

By: AlpineFP as Asset Manager  
Contractor for DU204SB-16-D-04  
For HUD by: Grace Reguer  
Grace Reguer, Closing Manager

Stacy Jacobs  
Dan Myers

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

REAL ESTATE TRANSFER TAX		12-Feb-2018	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
30-29-311-044-0000		20180201698513	1-928-677-920

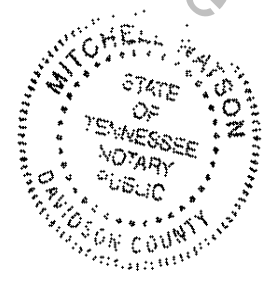
"EXEMPT" under provisions of Paragraph (b),  
Section 4, Real Estate Transfer Tax Act.

Date 2/9/18 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 Reguer, who is personally well known to me and known to be the person who executed the foregoing instrument effective as of 2/9/18, 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 5<sup>th</sup> day of February, 2018.

Mitchell Watson  
Notary Public



My commission expires: 5/5/2020

PREPARED BY AND MAIL TO:  
Anselmo Lindberg & Associates, LLC  
1771 W. Diehl, Ste 120  
Naperville, IL 60563

SEND SUBSEQUENT TAX BILLS:  
Zenitram Properties, LLC-Flip Series  
1425 W. Schaumburg Rd., Unit 202  
Schaumburg, IL 60194

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LEGAL DESCRIPTION

THE NORTH 6 FEET OF LOT 14, ALL OF LOT 15 AND THE SOUTH 4 FEET OF LOT 16 IN BLOCK 2 IN RIVER VIEW MANOR, A SUBDIVISION OF THE NORTH 17.2004 ACRES OF THE SOUTH 28.6724 ACRES OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

PROPERTY ADDRESS:

17543 William St  
Lansing, IL 60438

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

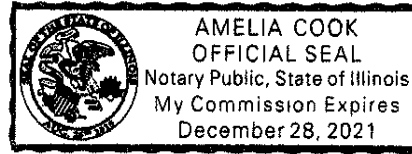
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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 January 26, 2018

Signature [Handwritten Signature] Grantor or Agent

Subscribed and sworn to before me this 26 day of January, 2018

[Handwritten Signature]  
Notary Public



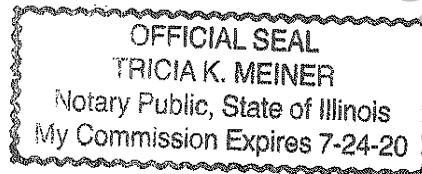
The Grantee or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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 Jan 26, 2018

Signature [Handwritten Signature] Grantee or Agent

Subscribed and sworn to before me this 26 day of January, 2018

[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 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.)

# UNOFFICIAL COPY

Village of Lansing

Patricia Eidam  
Mayor



Office of the Treasurer

Arlette Frye  
Treasurer

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

## VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: HUD  
40 Marietta Street  
Atlanta, GA 30303

Telephone:

Attorney or Agent: Chris Fischer  
Telephone No.: 708-949-4374

Property Address: 17543 William Street  
Lansing, IL 60438

Property Index Number (PIN): 30-29-311-044-0000

Water Account Number: 105 3100 00 02

Date of Issuance: February 1, 2018

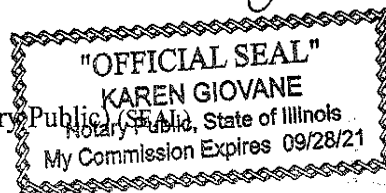
(State of Illinois)

(County of Cook)

This instrument was acknowledged before  
me on February 1, 2018 by  
Karen Giovane.

VILLAGE OF LANSING

By:   
Village Treasurer or Designee



(Signature of Notary Public)

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.