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Doc#. 1811449200 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 04/24/2018 10:43 AM Pg: 1 of 4

Dec ID 20180401641437 ST/CO Stamp 0-379-625-760

SPECIAL WARRANTY DEED

Case No: 137-253572

Fidelity National Title 915 W. 175th Street Suite 1 NE Homewood, Illinois 60430

THIS AGREEMENT, efective as of \(\infty \) day of April, 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 Martin J. Grego.y, an Individual, 18643 Cypress, Country Club Hills, Illinois 60478 his/her/their heirs and assigns, party(ies) of the second part.

WITNESSETH that for an in considera ion of the sum of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, the said party of the first part bas 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 14047 S. Tracy Ave, Unit 3B, Riverdale, Illinois 60827 which is legally described as follows:

(See Attached Legal Less ription)

PIN: 29-04-110-040-1018

Being the same property acquired by the party of the first part pursuant to un provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Urb. in Dev Clopment Act (79 Stat. 667).

SAID CONVEYANCE is made subject of all covenants, easements, restrictions, re-a vitions, conditions and rights appearing of record against the above described property; also SUBJECT to any state of fact 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 lecond 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:

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

FIDELITY NATIONAL TITLE CX (8007)275 1861

REAL ESTATE TRANSFER TAX		r a x	18-Apr-2018
		COUNTY:	0.00
	STE	ILLINOIS:	0.00
	The same of the sa	TOTAL:	0.00
29-04-110-040-1018		20180401641437 L	0-379-625-760

UNOFFICIAL COPY

Delivered in the present of:	Secretary of Housing and Urban Development AlpineFP as Aseat Manager Contractor for DU204SB-16-B-04 For HUD by: Grace Feguer, Closing Mahager 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	VILLAGE OF RIVERDALE 4848
Date Buyer, Seller or Repressive) COUNTY OF DAVIdow)	
effective as of 4/9/18, by virtue of the above of the act and deed on behalf of 1/2/18, H delegation of authority published at 70 FR 43171 of	in and for the State and County aforesaid, personally appeare to me and known to be the person who executed the foregoing instrument cited authority and acknowledged the foregoing instrument to be his/he IUD's delegated Management and Warketing Contractors by virtue of an July 26, 2005 for the Secretary of Housing and Urban Development, of the Department of Housing and Urban Development, an agency of the day of April, 2010.
My commission	William Constitution
PREPARED BY AND MAIL TO: Marjorie Fortner, Esquire P.O. Box 1445	SEND SUBSEQUENT TAX BILLS: Martin J. Gregory 18643 Cypress,

Frankfort, Illinois 60423

Country Club Hills, Illinois 60478

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EXHIBIT A

Order No.: OC18007275

For APN/Parcel ID(s): 29-04-110-040-1018 For Tax Map ID(s): 29-04-110-040-1018

UNIT NUMBER 14047-3B, IN THE COURTYARDS OF RIVERDALE UNIT 1 CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE: LOTS 25, 26, 27 AND THE SOUTH 11.10 FEEL OR LOT 28 IN BLOCK 3 IN CROCKER AND HARPER'S RIVERDALE ADDITION TO CHICAGO BTIN 3 A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 (EXCEPT RAILROAUS) OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 94685895, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY.

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FIDELITY NATIONAL TITLE

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000 FAX: (312) 621-5033 'n

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STATEMENT BY GRANTOR AND GRANTEB

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

under the laws of the State of Thinois.	1 Contraction			
Dated 6	Signature: Crantor or Agent			
Substribed and sworn to before me by the				
said agent				
this day of A	OFFICIAL SEAL"			
2018	NOTARY PUPIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 3/4/2021			
Notary Public	arraneas and anamana.			
The grantor or his agent affirms and verifies that the name of the granter shown on the deed or assignment of beneficial interest in a land trust is either a natural person, w. Plinois corporation or fibreign corporation authorized to do business or acquire and hold title to real acte in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Ill nois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate in Ill nois.				
Dated 4-18 18	Signature: Grantee in Agent			
Subscribed and sworn to before me by the				
said agent	OFFICIAL SEAL SEAL			
this 8 day of and	NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 3/4/2021			
Notacy Public				
NOTE:	A second of the			

NOTE: Any person who knowingly submits a laber statement concerning the identity of a grantee shall be guilty of a Class C misdenesson for the first offense and of a Class A misdenesson for subsequent offenses.

[Attack 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.]

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