

# UNOFFICIAL COPY

Doc#. 1817333262 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/22/2018 01:31 PM Pg: 1 of 3

Dec ID 20180601604492

File No. 253408-55041  
Loan No. 0208875278

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that WELLS FARGO BANK, NA, the GRANTOR herein, for consideration of One Dollar (\$1.00), and other good valuable consideration, receipt of which is hereby acknowledged, does give, grant, bargain, sell, warrant and convey unto Secretary of Housing and Urban Development and its successors in interest and/or assigns, the GRANTEE, all of the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

**LOT 1 IN BLOCK 7 IN HAZEL CREST COUNTRY CLUB GARDENS A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS**

Commonly known as: 2119 West 171st Street, Hazel Crest, IL 60429-1305

TAX NO: 29-30-300-027-0000

TO HAVE TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, its successors and assigns forever. The said GRANTOR does covenant for their self, their heirs, executors and assigns, that at the signing of the presents, they are well seized of the above described premises as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in the manner and form as above written; and that the same are free and clear from all encumbrances whatsoever, and that they and their heirs, executors, and assigns will warrant and defend said premises, with the assigns, against all lawful claims and demands whatsoever.

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WITNESS the HAND and SEAL of the GRANTOR on this 15<sup>th</sup> day of August, 2016.

(CORPORATE SEAL)

V.P. Loan Documentation  
TITLE

WELLS FARGO BANK, NA  
[Signature] 8/15/16  
Kenton Frank

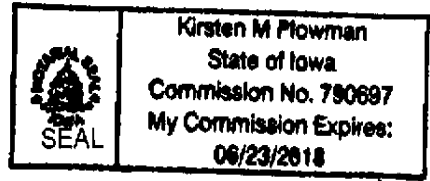
STATE OF Iowa ) SS.  
COUNTY OF Dallas

I, the undersigned, a NOTARY Public in and for the County and State aforesaid do hereby certify that,

Kenton Frank

The affiant, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 15 day of August, 2016.



[Signature]  
Notary Public

My Commission Expires: 06/23/2018

"EXEMPT UNDER PROVISIONS OF PARAGRAPH B, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW."

8-25-16  
DATE

[Signature]  
AGENT

THIS DOCUMENT PREPARED BY:  
Pierce & Associates, P.C.  
Return to: Terry Griffin  
1 N. Dearborn St. Suite 1300  
Chicago, IL 60602

ADDRESS OF GRANTEE  
& SUSEQUENT TAX BILLS TO:  
Secretary of Housing and Urban Development  
77 West Jackson Blvd 26<sup>th</sup> Floor  
Chicago, IL 60604-3507  
312-353-5680  
File No. 253408-55041

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## 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 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 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 August 25, 2016

Signature: *Linda Talley*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Linda Talley  
This 25th day of August, 2016  
Notary Public *Dalila Cortes*

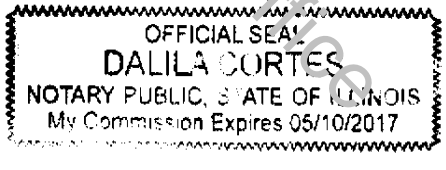


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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.

Date August 25, 2016

Signature: *Linda Talley*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Linda Talley  
This 25th day of August, 2016  
Notary Public *Dalila Cortes*



**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 Tax Act.)