

UNOFFICIAL COPY

After recording return to:
SERVICELINK
1400 Cherrington Parkway
Moon Township, PA 15108
ServiceLink No.: 170377982



Mail tax statements to:
The Secretary of Housing and Urban Development
C/O Information Systems and Network Corp.
Shepherd Mall Office Complex
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107-2420

Doc# 1830944062 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/05/2018 04:07 PM PG: 1 OF 4

This document prepared by:
Larry J. Spears, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 18th day of MAY, 2018, by and between **Pacific Union Financial, LLC**, a mailing address of 7880 Bent Branch Drive, Suite 100, Irving, TX 75063, hereinafter referred to as Grantor and **The Secretary of Housing and Urban Development**, a mailing address of C/O Information Systems and Network Corp., Shepherd Mall Office Complex, 2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107-2420, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property commonly known as: 3300 Charlemagne Avenue, Hazel Crest, IL 60429

Parcel ID No.: 28-35-408-026-0000

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

AFFIX TRANSFER TAX STAMP

OR

"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

5/18/2018
Date

[Signature]
Signature of Buyer, Seller or Representative

Donald Edwards

CCRD REVIEW [Signature]

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

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; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 18th day of MAY, 2018.

Pacific Union Financial, LLC

By: [Signature]

Print Name: Donald Edwards

Title: Limited Assistant Vice President

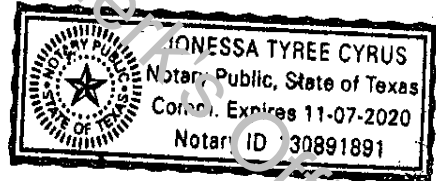
STATE OF TEXAS
COUNTY OF DALLAS

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Donald Edwards as Limited AUP on behalf of Pacific Union Financial, LLC is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 18 day of May, 2018.

[Signature]
Notary Public

Printed Name: Jonessa Tyree Cyrus
My commission expires: November 7, 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 LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK,
IN THE STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER:

LOT 86 IN CHATEAUX CHAMPAGNE SUBDIVISION UNIT NO. S-1, BEING A
SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35,
TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE
REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 25, 1970, AS
DOCUMENT NUMBER 2509147, IN COOK COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS: 3300 CHARLEMAGNE AVENUE, HAZEL
CREST, IL 60429

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/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.

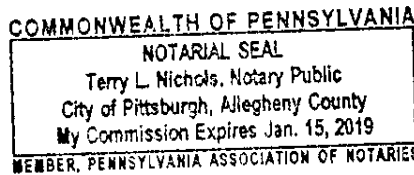
Dated November 1, 2018.

Signature: [Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said Matthew Webb - Agent.

This 1st day of November, 2018.

[Signature]
Notary Public
My commission expires: 1-15-2019



The Grantee or her/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.

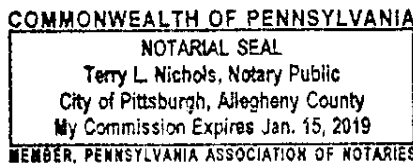
Dated November 1, 2018.

Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said Shirley Skolwekovich - Agent.

This 1st day of November, 2018.

[Signature]
Notary Public
My commission expires: 1-15-2019



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.)