

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Case No: 137-420982

Fidelity National Title  
3180 Theodore, Ste 120  
Joliet, IL 60435

Doc#: 1830919465 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/05/2018 01:53 PM Pg: 1 of 4

Dec ID 20181001616990  
ST/CO Stamp 1-595-333-792  
City Stamp 0-312-241-312

THIS AGREEMENT, effective as of 2nd day of November, 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 **BROWNING BUILDERS INC. AND CROSTOWN BUILDERS, INC., P.O. BOX 348, MANHATTAN, IL 60442** his/her/their heirs and assigns, party(ies) of the second part.

WITNESSETH that for and 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 **3534 W. 77<sup>th</sup> Street, Chicago, IL 60652** 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: Katherine Denny

FIDELITY NATIONAL  
TITLE INSURANCE

OC18027511

Katherine Denny, President Browning Builders Inc.

Buyer's Acknowledgement: Christian Fischer  
Christian Fischer, President Crosstown Builders Inc.

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

Deed 1 of 2

## UNOFFICIAL COPY

Signed, sealed and  
Delivered in the present of:


Secretary of Housing and Urban Development

AlpineFP as Asset Manager  
Contractor for DU204SD-16-D-04  
For HUD by: Grace Peguer  
Grace Peguer, Closing Manager

By: \_\_\_\_\_



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

REAL ESTATE TRANSFER TAX		05-Nov-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

19-26-403-025-0000 | 20181001616990 | 0-312-241-312

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		05-Nov-2018
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-26-403-025-0000 | 20181001616990 | 1-595-333-792

Date \_\_\_\_\_ Buyer, Seller or Representative \_\_\_\_\_

STATE OF TN

COUNTY OF Davidson

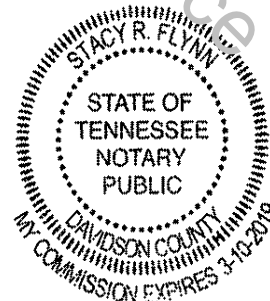
SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Grace H. Peguer, who is personally well known to me and known to be the person who executed the foregoing instrument effective as of 11/2/18, 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 31 day of October 2018.

Stacy R. Flynn  
Notary Public

My commission expires: 3-10-2019



PREPARED BY AND MAIL TO:

Gary K. Davidson  
Castle Law  
13963 S. Bell Road  
Homer Glen, IL. 60491

SEND SUBSEQUENT TAX BILLS:

Browning Builders Inc.  
P.O. Box 348  
Manhattan, IL. 60442

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 25 IN BLOCK 4 IN THOMAS M. READE'S WEST 79TH STREET HIGHLANDS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 50 FEET AND EXCEPT THAT PART TAKEN FOR WEST OF 79TH STREET) OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PIN NUMBER 19-26-403-025-0000.

Property of Cook County Clerk's Office

## PROPERTY ADDRESS:

3534 W. 77<sup>th</sup> Street  
Chicago, IL 60652

## UNOFFICIAL COPY



FIDELITY NATIONAL TITLE

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

PHONE: (312) 621-5800

FAX: (312) 621-5033

## 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 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.

Dated 11/2, 2018 Signature: [Signature]  
Grantor or Agent [Signature]

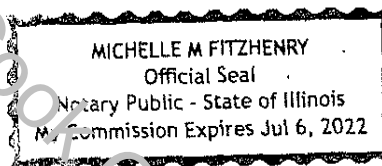
Subscribed and sworn to before me by the

said Chris Fisher

this 2nd day of November

2018

[Signature]  
Notary Public



The grantor 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 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.

Dated 11/2, 2018 Signature: [Signature]  
Grantee or Agent [Signature]

Subscribed and sworn to before me by the

said KATHERINE Denny

this 2nd day of November

2018

[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 Tax Act.]