

UNOFFICIAL COPY

Doc#: 1905916095 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/28/2019 12:03 PM Pg: 1 of 4

Dec ID 20190101685311
ST/CO Stamp 0-310-475-168

SPECIAL WARRANTY DEED

Case No: 137-731960

Fidelity National Title
116 N. Chicago St., #203
Joliet, IL 60432

FIDELITY NATIONAL
TITLE INSURANCE

OC 1900354

THIS AGREEMENT, effective as of 25 day of FEBRUARY, 2019, 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., 14300 S. Town Center Drive, Homer Glen, IL 60491 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 3300 Charlemagne Ave., Hazel Crest, IL 60429 which is legally described as follows:

(See Attached Legal Description)

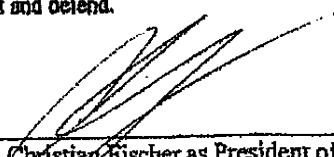
PIN: 28-35-408-026-0007

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 encumbered 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 as President of 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

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Signed, sealed and
Delivered in the present of:

Secretary of Housing and Urban Development

By: Alpine EP as Asset Manager
Contractor for GU204SB 16-D-4
For HUD by: Grace Feguer
Grace Feguer, Closing Manager

[Signature]

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

[Signature]

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

REAL ESTATE TRANSFER TAX		26-Feb-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
28-35-408-026-0000 20190101685311 0-310-475-168		

Date 2/25/19 Buyer, Seller or Representative

STATE OF TN)
) SS.
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Grace Feguer who is personally well known to me and known to be the person who executed the foregoing instrument effective as of 2-25-19, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Alpine EP, 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 20 day of FEB, 2019.

[Signature: Stacy R. Flynn]
Notary Public

My commission expires: 3-10-2019



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

SEND SUBSEQUENT TAX BILLS:
Crosstown Builders, Inc.
14300 S. Town Center Drive
Homer Glen, IL 60491

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LEGAL DESCRIPTION

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 of Cook County Clerk's Office

PROPERTY ADDRESS:
3300 Charlemagne Ave.
Hazel Crest, IL 60429

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FIDELITY NATIONAL TITLE

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

PHONE: (312) 621-5000
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 Feb 25, 2019

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the

said Agent

this 25 day of Feb 2019

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 Feb 25, 2019

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the

said Agent

this 25 day of Feb 2019

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.]