

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

File No: 137-371152

Doc# 1931613074 Fee \$81.00

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/12/2019 12:33 PM PG: 1 OF 4

CA Codilis & Associates

CA Address 15W030 N Frontage Rd

CA Address Burr Ridge, IL

CA Address Zip 60527

THIS AGREEMENT, made and entered into this 1st day of November, 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 Pablo Diaz, 8533 S Komensky, Chicago, IL 60652 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 7701 South Spaulding Ave., Chicago, IL 60652 which is legally described as follows:

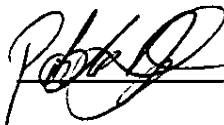
LOT 20 IN BLOCK 7 IN MILLER'S 79TH STREET AND WEDZIE AVENUE MANOR, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN# 19-26-412-001-0000



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: 

S N  
P 04  
S L  
M N  
SC V  
E N  
INT R

REAL ESTATE TRANSFER TAX		07-Nov-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-26-412-001-0000 | 20191001626345 | 0-481-562-976

### REAL ESTATE TRANSFER TAX

07-Nov-2019



CHICAGO:	753.75
CTA:	0.00
TOTAL:	753.75 *

19-26-412-001-0000 | 20191001626345 | 0-129-642-848

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

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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

Signed, sealed and  
Delivered in the present of:

Secretary of Housing and Urban Development

Lisa Stone

By: Dawn Layman

[Signature]

Dawn Layman Closing Specialist  
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.**

11/1/19

[Signature]

Date

Buyer, Seller or Representative

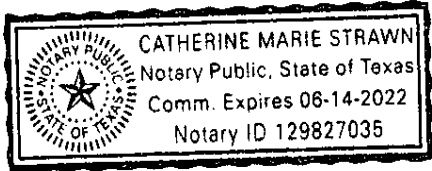
STATE OF Texas )

COUNTY OF Williamson )

SS

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dawn Layman, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date November 1, 2019, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Chronos Solutions, LLC, 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 29 day of October, 2019



Cat Strawn  
Notary Public

My commission expires: 06-14-2022

**PREPARED BY AND MAIL TO:**

**SEND SUBSEQUENT TAX BILLS:**

CA Codilis & Associates  
CA Address 15W030 N Frontage Rd  
CA Address Burr Ridge, IL  
CA zip 60527

Pablo Diaz  
8533 S Komensky  
Chicago, IL 60652

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 20 IN BLOCK 7 IN MILLER'S 79TH STREET AND KEDZIE AVENUE MANOR, BEING A  
SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP  
38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PROPERTY ADDRESS: 7701 South Spaulding, Chicago, IL 60652

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Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

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 (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 11 | 8 | 2019

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

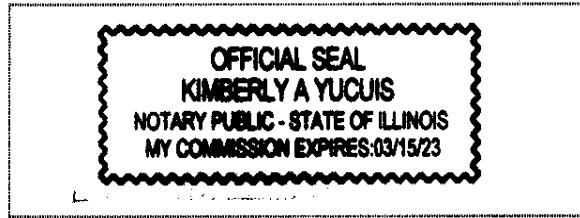
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Jennifer Moses

On this date of: 11 | 8 | 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 11 | 8 | 2019

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

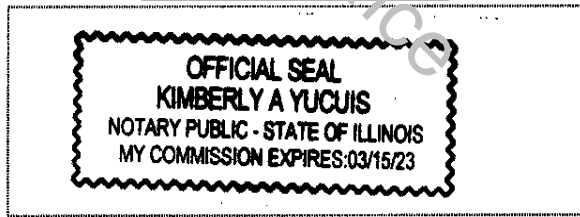
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Jennifer Moses

On this date of: 11 | 8 | 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**