

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Case No: 137-634658

Fidelity National Title
6250 W 95th St,
Oak Lawn, IL 60453

Doc#: 1935716016 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/23/2019 11:45 AM Pg: 1 of 4

Dec ID 20191201667239
ST/CO Stamp 0-426-325-344
City Stamp 0-843-396-448

THIS AGREEMENT, made and entered into this 18th day of December, 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 Marcellus Brown, 1741 W 83rd St, Chicago, IL 60620 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 7920 S Muskegon Ave, Chicago, IL 60617 which is legally described as follows:

(See Attached Legal Description)

PIN: 21-31-201-028-0000

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:

Marcellus Brown
Marcellus Brown

FIDELITY NATIONAL TITLE

SC19034118
1761

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

REAL ESTATE TRANSFER TAX	18-Dec-2019
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00*

REAL ESTATE TRANSFER TAX	18-Dec-2019
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

21-31-200-028-0000 | 20191201667239 | 0-843-396-448

21-31-200-028-0000 | 20191201667239 | 0-426-325-344

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

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Signed, sealed and
Delivered in the present of:

Secretary of Housing and Urban Development

[Signature]
[Signature]

By: [Signature]

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.

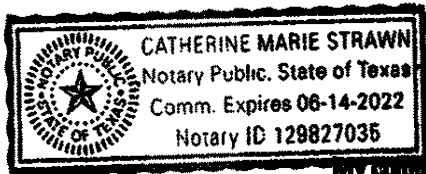
[Signature]
Date Buyer, Seller or Representative

STATE OF TEXAS)
COUNTY OF Williamson)

SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dustin Kinney, who is personally well known to me and known to be the person who executed the foregoing instrument made and entered into this 12/18/19, 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 delegate Management and Marketing Contractors by virtue of a delegation of authority published at 70 FR 43171 on July 26, 2005 by 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 13 day of December, 2019



[Signature]
Notary Public

My commission expires: 06-14-2022

PREPARED BY AND MAIL TO:
Sakina Carbide
2315 W Devon Ave Second Floor
Chicago IL 60659

SEND SUBSEQUENT TAX BILLS:

Marcellus Brown
7920 S. Marshogon Ave - 1741 W. 83RD ST
Chicago, IL 60617 CHICAGO-IL 60620

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LEGAL DESCRIPTION

LOT 40 IN FOWLER'S SUBDIVISION OF BLOCK 4 IN THE CIRCUIT COURT COMMISSIONER'S PARTITION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

PROPERTY ADDRESS:

**7920 S Muskegon
Chicago Illinois 60617**

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FIDELITY NATIONAL TITLE

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

PHONE: (312) 521-5000
FAX: (312) 521-5033

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 December 18, 2019 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said agent
this 18th day of December
2019.

[Signature]
Notary Public



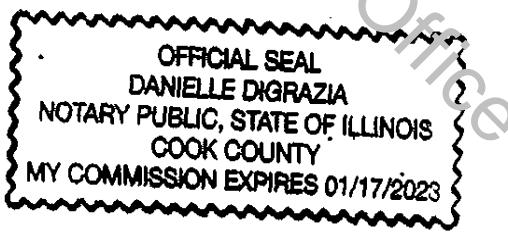
The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12/18/19 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said buyer
this 18th day of December
2019.

[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 ARI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]