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Doc#: 2000808178 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/08/2020 10:26 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

Case No: 137-336779

Fidelity National Title
20 N. Clark St.
Chicago, IL 60602

Dec ID 20200101684848
ST/CO Stamp 1-919-425-888
City Stamp 1-248-337-248

THIS AGREEMENT, made and entered into this 3rd day of January, 2020, 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 Pro Ruan Properties LLC, 3718 South Honors Street, Chicago, IL 60609 his/her/their heirs and assigns, part (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 bought 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 10125 South Sangamon Street, Chicago, Illinois 60643 which is legally described as follows:

(See Attached Legal Description)

PIN: 25-08-421-019-0000

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 charged, 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:

Ryan Ruan, DEP, Pro Buyer Pro Ruan
Pro Ruan Properties LLC, By Sonny Ruan, Manager Pro Ruan Properties LLC

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

FIDELITY NATIONAL TITLE

CH19034467

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LEGAL DESCRIPTION

LOTS 38 AND 39 EXCEPT THE NORTH 18 FEET IN BLOCK 2 IN BAKERS SUBDIVISION OF THE WEST 1/2 OF BLOCK 9 AND THE EAST 1/2 OF BLOCK 10 IN HITES SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLNOIS.

Property of Cook County Clerk's Office

PROPERTY ADDRESS:

**10125 South Sangamon Street
Chicago, Illinois 60643**

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FIDELITY NATIONAL TITLE

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

PHONE: (312) 621-6000

FAX: (312) 621-6033

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 January 3, 2020 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said agent

this 3rd day of January, 2020.

[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 January 3, 2020 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said agent

this 3rd day of January, 2020.

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