

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

File Number: 137-626157

Mail TO:  
Lakeland Title Services

1300 Iroquois Avenue, Suite 100  
Naperville, IL 60563



\*2005022047\*

Doc# 2005022047 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDHARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/19/2020 01:50 PM PG: 1 OF 4

#2019-1012792

#1 of 4

THIS AGREEMENT, made and entered into this 17<sup>th</sup> 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 MARYS LANE LLC, of 1S358 Marys Lane, Lombard, IL 60148 and YAIS HOLDINGS, LLC of 677 Ave of the Cities, Suite 179, East Moline, IL 61244, 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 22991 FARM TRACE DRIVE, RICHTON PARK, IL 60471 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 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:

MARYS LANE LLC Auth. Agent

Buyer's Acknowledgement:

YAIS HOLDINGS, LLC Auth. Agent

REAL ESTATE TRANSFER TAX

03-Feb-2020



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

31-35-326-013-0000

| 20200101692575 | 0-432-192-352

S ✓  
P 4/66  
S ✓  
M ✓  
SC ✓  
E ✓  
IN ✓

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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

[Signature]  
[Signature]

By: Dawn Layman  
Dawn Layman Closing Specialist  
for the United States Department of Housing and Urban Development, an agency of the United States of America

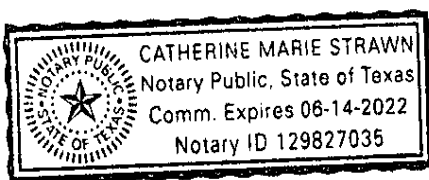
"EXEMPT" under provisions of Paragraph (b), Section 4, Real Estate Transfer Tax Act.

1/17/20 [Signature]  
Date Buyer, Seller or Representative

STATE OF Texas )  
 ) SS.  
COUNTY OF Williamson )

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 January 17, 2020, by the virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on the 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 know 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 15 day of January, 2020



[Signature]  
Notary Public  
My Commission Expires: 06-14-2022

Prepared By and Mailed To:  
Lakeland Title Services  
Brenda L. Murzyn  
1300 Iroquois Ave, Suite 100  
Naperville, IL 60563

Send Subsequent Tax Bills To:  
YAIS Holdings LLC  
677 Ave of the Cities, Suite 179  
East Moline, IL 61244

# UNOFFICIAL COPY

## 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 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.

Date: 1/17/2020

Signature: *Nol Ajad*  
Grantor

\_\_\_\_\_  
Grantor



Subscribed and Sworn before me on 1/17/2020 (date)

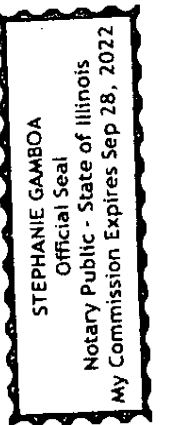
*Stephanie Gamboa*  
Notary Public

The Grantee 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 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.

Date: 1/17/2020

Signature: *K Ja MB*  
Grantee

\_\_\_\_\_  
Grantee



Subscribed and Sworn before me on 1/17/2020 (date)

*Stephanie Gamboa*  
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 a Class A misdemeanor for subsequent offenses.

# UNOFFICIAL COPY

LOT 45 IN FARM TRACE SUBDIVISION PHASE 2, OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P/W: 31-35-326-013-0000

COOK COUNTY  
RECORDER OF DEEDS

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Property of Cook County Clerk's Office