

# UNOFFICIAL COPY

NORTH AMERICAN

TITLE CO. 20-20319

SPECIAL WARRANTY DEED

Doc#. 2010603008 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 04/15/2020 08:44 AM Pg: 1 of 4

File No: 137-728365

Dec ID 20200301643868

ST/CO Stamp 1-877-102-816

CA North American Title Co.

CA Address 9632 South Roberts Road

CA Address Hickory Hills IL

CA Address Zip 60457

THIS AGREEMENT, made and entered into this 24th day of March, 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 James Brennan and Lazara Brennan 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 1328 Sunnyside Ave. Chicago Heights, IL 60411 which is legally described as follows:

See attached Exhibit "A"

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: James Brennan  
Lazara Brennan

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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

By: Lisa Stone

[Signature]

Lisa Stone Contract Specialist  
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.**

3/24/20

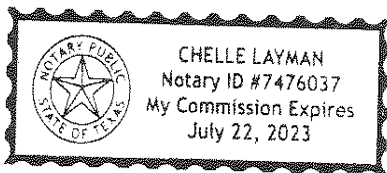
Date Buyer, Seller or Representative

STATE OF Texas )  
COUNTY OF Williamson )

SS

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lisa Stone, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date March 24, 2020, 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 20 day of March, 2020.



[Signature]  
Notary Public

My commission expires: \_\_\_\_\_

**PREPARED BY AND MAIL TO:**

CA North American Title  
CA Address 9632 South Roberts Rd.  
CA Address Hickory Hills, IL  
CA zip 60457

**Grantees Address  
SEND SUBSEQUENT TAX BILLS:**

James and Lazara Brennan  
1328 Sunnyside Ave.  
Chicago Heights, IL 60411

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## LEGAL DESCRIPTION

LOTS 15 AND 16 IN BLOCK 2 IN PRAIRIE VIEW A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 20 TOWNSHIP 35 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 32-20-111-019-0000  
32-20-111-020-0000

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## PROPERTY ADDRESS:

1328 Sunnyside Ave.  
Chicago Heights, IL 60411

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CITY OF CHICAGO  
HGTS. TRANSFER TAX

480 DOLS 00 CTS

Property of Cook County Clerk's Office

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## 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: 4 16 1, 2020

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:

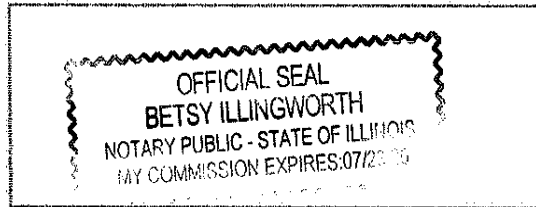
Betsy Illingworth

By the said (Name of Grantor): Jim Rock

AFFIX NOTARY STAMP BELOW

On this date of: 4 16 1, 2020

NOTARY SIGNATURE: [Signature]



### 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: 4 16 1, 2020

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:

Betsy Illingworth

By the said (Name of Grantee): Jim Rock

AFFIX NOTARY STAMP BELOW

On this date of: 4 16 1, 2020

NOTARY SIGNATURE: [Signature]



### 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)**