

UNOFFICIAL COPY

Doc#: 2015457225 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/02/2020 11:22 AM Pg: 1 of 3

2020-00189-PT
SPECIAL WARRANTY DEED

Dec ID 20200501677038
ST/CO Stamp 1-323-830-496
City Stamp 0-168-883-424

File No: 137-867115

Premier Title
1350 W. Northwest Highway
Arlington Heights, IL 60004

THIS AGREEMENT, made and entered into this 8th day of May, 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 MICHAEL KUSNER AND STELLA KUSNER, 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 2946 W Monroe ST., Chicago, IL 60612, which is legally described as follows:

LOT 7 IN RESUBDIVISION OF LOTS 1 TO 10 AND PRIVATE ALLEY IN S. E. GROSS' SUBDIVISION OF BLOCK 3 (EXCEPT THE NORTH 125 FEET THEREOF) OF D.S. LEE'S SUBDIVISION OF THAT PART LYING NORTH OF BARRY POINT ROAD OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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:


MICHAEL KUSNER


STELLA KUSNER

PREMIER TITLE

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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*

Valerie McDonald

Lisa Stone Contract Specialist
for the United States Department of Housing and Urban
Development, an agency of the United States of
America.

Jeffery

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

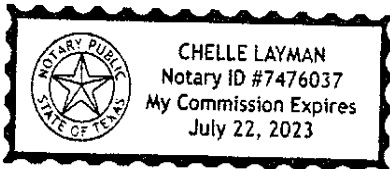
5/8/20 *[Signature]*
Date Buyer, Seller or Representative

STATE OF Texas)
COUNTY OF Williamson)

SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lisa Stone, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date May 8, 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 6 day of May 2020.



Chelle Layman
Notary Public

My commission expires: _____

PREPARED BY:

Patrick Turner
Maurides Foley Tabangay Turner &
Agustin, LLC
33 N. LaSalle Street, Suite 1910
Chicago, IL 60602-3227

SEND SUBSEQUENT TAX BILLS:

Michael & Stella Kusner
2946 W. Monroe Street
Chicago, IL 60612

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

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LEGAL DESCRIPTION

LOT 7 IN RESUBDIVISION OF LOTS 1 TO 10 AND PRIVATE ALLEY IN S. E. GROSS' SUBDIVISION OF BLOCK 3 (EXCEPT THE NORTH 125 FEET THEREOF) OF D.S. LEE'S SUBDIVISION OF THAT PART LYING NORTH OF BARRY POINT ROAD OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 2946 W. MONROE STREET, CHICAGO, IL 60612

PIN#16-13-103-023-0000

Property of Cook County Clerk's Office