

UNOFFICIAL COPY

Doc#: 2021616082 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/03/2020 10:35 AM Pg: 1 of 4

Dec ID 20200501672034
ST/CO Stamp 0-875-445-472

SPECIAL WARRANTY DEED

Case No: 137-753268

Fidelity National Title
116 N. Chicago St. Ste 204
Joliet, IL 60432

FIDELITY NATIONAL
TITLE INSURANCE

0020015586

THIS AGREEMENT, made and entered into this 21st 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 Crosstown Builders Inc., 14300 S. Town Center Dr, Homer Glen, IL 60491 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 8532 161st St. Tinley Park, IL 60487, which is legally described as follows:

(See Attached Legal Description)

PIN: 27-23-116-073-1072

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: 

Crosstown Builders Inc.

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

22-May-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

27-23-116-023-1072

| 20200501672034 | 0-875-445-472

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Signed, sealed and
Delivered in the present of:

Secretary of Housing and Urban Development

By: _____

Lisa Stone

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

[Signature]
[Signature]

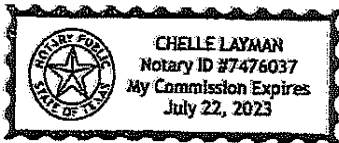
"EXEMPT" under provisions of Paragraph (b),
Section 4, Real Estate Transfer Tax Act.

5/21/20
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 made and entered into this 5/21/2020, 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 19 day of May, 2020



[Signature]
Notary Public

My commission expires: _____

PREPARED BY AND MAIL TO:

Chris Fischer
14300 S. Town Center Dr.
Homer Glen, IL 60491

SEND SUBSEQUENT TAX BILLS:

Crosstown Builders Inc.
14300 S. Town Center Dr.
Homer Glen, IL 60491

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Insert Full Legal Description

UNIT 8532, IN WESTBERRY VILLAGE UNIT NUMBER 3 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN WESTBERRY VILLAGE UNIT NUMBER 3, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY STANDARD BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 3, 1976 KNOWN AS TRUST NUMBER 4449 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT 88148707 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PROPERTY ADDRESS: 8532 161st St. Tinley Park, IL 60487

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FIDELITY NATIONAL TITLE

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

PHONE: (312) 621-5000
FAX: (312) 621-5033

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 5/21/2020

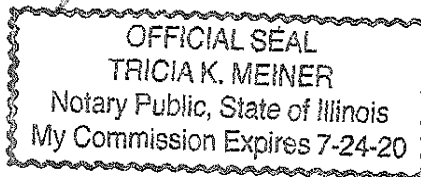
Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the

said Agent

this 21 day of May 2020



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 5/21/2020

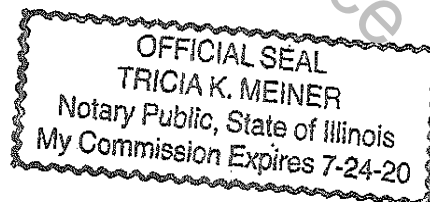
Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the

said Agent

this 21 day of May 2020



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