

UNOFFICIAL COPY

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Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2021 07:56 AM Pg: 1 of 4
Dec ID 20210701600181
ST/CO Stamp 1-238-379-280

SPECIAL WARRANTY DEED

File Number: 131-680951

Lakeland Title Services
1300 Iroquois Avenue, Suite 100
Naperville, IL 60563

#2021-1020140

#1 of 2

THIS AGREEMENT, made and entered into this 13 day of July 2021, 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 55 Yorktown Shopping Center #220, Lombard, IL 60148 and SANJIV AKHAND of 1515 Hammer Creek Ct., Naperville, IL 60563 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 2809 S. 12TH AVENUE, BROADVIEW, IL 60155 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 and, 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

Buyer's Acknowledgement:


SANJIV AKHAND

REAL ESTATE TRANSFER TAX

22-Jul-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

15-22-413-003-0000

| 20210701600181 | 1-238-379-280

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE

Village of Broadview

07/27/21

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Signed, sealed and delivered
in the present of:

Ronk Oles
Judith M. Doherty

Secretary of Housing and Urban Development

By: *Michele Duval*

Michele Duval, Contract Manager

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.

7/14/21 *Kristen Mury*
Date Buyer, Seller or Representative

STATE OF NEW HAMPSHIRE

COUNTY OF HILLSBOROUGH

SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michele Duval, Contract Manager, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date July 13, 2021. The person who signed is a duly authorized representative of The United States Department of Housing and Urban Development, also known as the Secretary of Housing and Urban Development of Washington, D.C., by virtue of the authority vested in him/her by the delegation of authority published at Federal Register Notice FR-4837-D-57 (July 25, 2005), and acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily for and on behalf of the Secretary of Housing and Urban Development, on the day and year above stated.

Witness my hand and official seal this 13 day of JULY, 2021.

Judith M. Doherty
Notary Public Judith M. Doherty
My Commission Expires February 19, 2025

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

Send Subsequent Tax Bills To:
Sanjiv Akhand
1515 Hammer Creek Ct.
Naperville, IL 60563

JUDITH M. DOHERTY
Notary Public - New Hampshire
My Commission Expires February 19, 2025

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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: 7/14/21
Signature: *Natali Brunter*
Grantor

Grantor



Subscribed and Sworn before me on 7/14/21 (date)
NW Aycock
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: 7/14/21
Signature: *Sehwan Costa*
Grantee

Grantee



Subscribed and Sworn before me on 7/14/21 (date)
NW Aycock
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.

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LOT TWENTY-TWO (22) IN BLOCK SIX (6) IN KOMAREK'S WEST TWENTY SECOND STREET FIRST ADDITION, A SUBDIVISION OF THAT PART OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE TWELVE (12), EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHERLY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT-OF-WAY, IN COOK COUNTY, ILLINOIS.

PIN: 15-22-413-003-0000

Property of Cook County Clerk's Office