

UNOFFICIAL COPY

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2127217038D

SPECIAL WARRANTY DEED

File No: 137-806411

CA CityWide Title Corporation
CA Address 850 W Jackson Blvd.
CA Address Suite 320
CA Address Zip 60607

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

Doc# 2127217038 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/29/2021 11:04 AM PG: 1 OF 6

THIS AGREEMENT, made and entered into this 27 day of August, 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
MKW Investment Group LLC 1536 W 123rd Street Chicago IL 60643 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 9517 S Woodlawn Ave Chicago IL 60628
which is legally described as follows:

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: Markus Walthall
MKW Investment Group LLC

S: ✓
P: ✓
S: ✓
SC: ✓
INT: JP

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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 FR-4837-D-57 on July 5th, 2005 by the Department of Housing and Urban Development

Signed, sealed and
Delivered in the present of:

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.

Date

9/3/21

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 _____, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her act and deed on behalf of K.M. Minemier & Associates, LLC/HUD's delegated Management and Marketing Contractors by virtue of a delegation of authority published at FR-4837-D-57 on July 25, 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 29 day of August, 20 21

JUDITH M. DOHERTY

Notary Public - New Hampshire

My Commission Expires February 19, 2025

Judith M. Doherty

Notary Public

19 February 2025

PREPARED BY AND MAIL TO:

CA Preston Brown

CA Address 10501 S Martin St

CA Address Chicago IL

CA zip 60643

SEND SUBSEQUENT TAX BILLS:

MKW Investments

1536 W 123Rd Street

Chicago IL

60643

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EXHIBIT "A"

THE SOUTH 1/2 OF LOT 6 AND LOT 7 (EXCEPT THE SOUTH 7-1/2 FEET THEREOF) IN BLOCK 19 IN COTTAGE GROVE HEIGHTS BEING A SUBDIVISION OF PARTS OF THE NORTH 1/2 OF SECTIONS 10 AND 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

9819 S. Woodlawn Avenue
Chicago, Illinois 60628

25-11-209-069-0000

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS ACKNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSINGMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREING CORPORATION 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 TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS

DATE: 9/20/21SIGNATURE: 

GRANTOR OR GRANTEE

SUBSCRIBE AND SWORN TO BEFORE
ME BY THE SAID ON THE ABOVE DATE

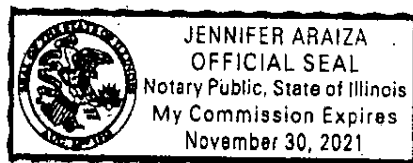
NOTARY PUBLIC: 

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS ACKNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSINGMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREING CORPORATION 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 TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS

DATE: 9/20/21SIGNATURE: 

GRANTOR OR GRANTEE

SUBSCRIBE AND SWORN TO BEFORE
ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: 

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

24-Sep-2021



CHICAGO:

0.00

CTA:

0.00

TOTAL:

0.00 *

25-11-209-069-0000 | 20210901685353 | 0-309-682-320

* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

24-Sep-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-11-209-069-0000

| 20210901635353 | 1-114-038-416