

UNOFFICIAL COPY

Doc# 2128704289 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/14/2021 11:50 AM Pg: 1 of 4

Dec ID 20210901672707
ST/CO Stamp 1-317-777-552

SPECIAL WARRANTY DEED

Case No: 137-7343

Fidelity National Title
6250 W 95th Street
Oak Lawn, IL 60453

THIS AGREEMENT made and entered into this 1st day of October, 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 Kira Nelson 759 Burr Oak Lane, University Park, IL 60484 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 13 Wilson Ct., Park Forest, IL 60466 which is legally described as follows:

(See Attached Legal Description)

PIN:31-26-406-030-0/00

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:

Kira Nelson
Kira Nelson

EXEMPTION APPROVED

Shale C. McPherson
VILLAGE CLERK
VILLAGE OF PARK FOREST

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

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Signed, sealed and
Delivered in the present of:

Secretary of Housing and Urban Development

By:

Michelle 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.

10-4-2021 *Kira Nelson*
Date Buyer, Seller or Representative

STATE OF NEW HAMPSHIRE)
) SS.
COUNTY OF HILLSBOROUGH)

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 made and entered into this 10/01/21, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free 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 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 1st day of October, 2021.

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

Judith M. Doherty
Notary Public Judith M. Doherty

My commission expires:

19 February 2025

PREPARED BY AND MAIL TO:
Tina Zekich, Attorney at Law
9501 W 144th Place, Ste. 300F
Orland Park, IL 60462

SEND SUBSEQUENT TAX BILLS:
Kira Nelson
13 Wilson Ct.
Park Forest, IL 60466



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

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LEGAL DESCRIPTION

LOT 30 IN BLOCK 16 IN VILLAGE OF PARK FOREST FIRST ADDITION TO WEST WOOD, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 26 LYING SOUTH OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY (PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS) AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26 LYING SOUTH OF THE ELGIN, JOLIET AND EASTERN RAILROAD RIGHT OF WAY ALSO PART OF SECTION 25 LYING SOUTH OF THE ELGIN, JOLIET AND EASTERN RAILROAD RIGHT OF WAY ALL IN TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1955 AS DOCUMENT 16288372 IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS:

13 Wilson Ct., Park Forest, IL 60466

UNOFFICIAL COPY**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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10-4, 2021


Signature

CYNTHIA ANDERSON
Print Name

Subscribed and sworn to before me this 4 of Oct 2021.



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.

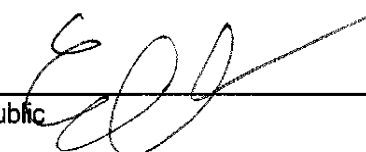
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10-4, 2021


Signature

CYNTHIA ANDERSON
Print Name

Subscribed and sworn to before me this 4 of Oct 2021.


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