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FIDELITY NATIONAL TITLE OC22006983

Doc#. 2214606118 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/26/2022 10:46 AM Pg: 1 of 6

Dec ID 20220501622459 ST/CO Stamp 2-087-862-160 City Stamp 1-982-062-480

SPECIAL WARRANTY DEED

Case No. 137-386556

Fidelity National Title

6250 W. 95th Street, Oak Lawn, 12 50453

THIS AGREEMENT, made and entered into this day of May 2022, 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 Property Associates LLC, 21200 LaGrange, Suite #219, Frankfort, IL, 60423 his/her/their heirs and assigns, prof. (es) of the second part.

WITNESSETH that for an in consideration of the "are 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 12534 S. Harvard Ave., Chicago, IL 60628 which is legally described as follows:

(See Attached Legal Descrip 101)

PIN: 25-28-433-026-0000

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 Deve topment 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 are 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:

For Franklin Associates, LLC

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

2214606118 Page: 2 of 6

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Signed, sealed and Secretary of Housing and Urban Development Delivered in the present of: Michele Duval, Contract Manager for the United States Department of Housing and Urban Development, an agency of the United States of America. "EXEMPT" under provision of Paragraph (b), Section 4, Real Estate Transfer Tax Act. Buyer, Seller or Reca STATE OF <u>NEW HAMPSHIRE</u> SS. COUNTY OF HILLSBOROUGH Before me, the undersigned, a Notary Public in and for the Spic and County aforesaid, personally appeared chele 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 5/19/22, by virtue of the above cited authority ard ac inowledged the foregoing instrument to be his/her free act and deed on behalf of K.M. Minemier & Associates LLG, HUD's delegated Management and Marketing Contractors by virtue of a delegation of authority published at 70 FR 43171 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. day of May Witness my hand and official seal this JUDITH M. DOHERTY

Notary Public - New Hampshiretary Public

My commission expires

My Commission Expires February 19, 2025

PREPARED BY AND MAIL TO: Attorney Ted Word P.O. Box 5191

Lansing, IL 60438

SEND SUBSEQUENT TAX BILLS:

Judith M. Dohérty

Franklin Associates LLC 21200 Lagrange, Suite #219 Frankfort, IL 60423

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LEGAL DESCRIPTION

LOT 10 IN BLOCK 1 IN FRANK R. IVES RESUBDIVISION OF LOTS 15, 16, 17 AND 18 IN ANDREWS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 28, NORTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of County Clark's Office

PROPERTY ADDRESS: 12534 S. Harvard Ave., Chicago, IL 60628

2214606118 Page: 4 of 6

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ER TAX 20-May-2022
CHICAGC: 0.00
CTA: 0.00
TAL: 0

CHICAGO.

CTA:

CTA:

0.00.

25-28-433-026-0000 | 20220501622459 | 1-982-062-480

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

2214606118 Page: 5 of 6

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Alm. Alm.

20-May

ALLINOIS: 0.00

TOTAL: 0.00

... 120220501622459 | 2-087-862-160

2214606118 Page: 6 of 6

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FIDELITY NATIONAL TIME

20 P. CLARK-SUTE 224, CHICAGO, ILLINOIS 40602

PHONE: (313) 521-5000 58.X: (313) 521-5000

STATEMENT BY GRANTOR AND GRANTEE

The granter or his agent affirms that, to the best of his latter deed or extigure of the beneficial interest in a land composation or his edge composation anthonized to do busing Windows, a partners are sufficient to do business or acqui	inust is either a valual person, an Flinois less or acquire and lood title in real exaction for or held title in real exists in Illianis, or
other entire recognized to a person and authorized to do build a facilities of the Sayle of Minister. Dated 5 - 20 3 3 Signature.	Mirale adama
Substribed and severa to believe the by the	
20129 Prom	OFFICIAL SEAL Michelle L. Gray NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires June 4, 2025
The granter or his agent affirms and vertice that him a suity arment of benedicial interest in a land trust is either	ane of the protest above on the deed of
foreign corporation authorized to do business or acquire or hold; performing authorized to do business or acquire or hold; recognized as a person and authorized to do business or a laws of the State of Hisnits.	e and hold title to sea each in Minors, n
Dated 5-21-23 Signature Subscribed and sworn to before use by the	Micole Mamo
Agentay Jay	OFFICIAL SEAL Michelle L. Gray NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires June 4, 2025
Maishille & Hou.	

KU KUTA

Lay person who knowingly whomis a like almost concerning the identity of a granice shall be guilty of a Class C minimum and for the first offence winds a Class A minimum and subsequent offences.

[Afficial to deed on AM to be recorded in Cook County, Minor, it exempt made provisions of Section 4 of the Minor Real Busin Francis: Text Act]

STREET FIRE