

UNOFFICIAL COPY

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, IL 60453

THIS AGREEMENT, made and entered into this 19th 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 Franklin Associates LLC, 21200 LaGrange, Suite #219, Frankfort, IL, 60423 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 12534 S. Harvard Ave., Chicago, IL 60628 which is legally described as follows:

(See Attached Legal Description)

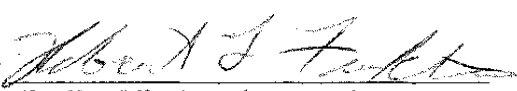
PIN: 25-28-433-026-0000

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 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:


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

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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 Cook County Clerk's Office

PROPERTY ADDRESS:

12534 S. Harvard Ave., Chicago, IL 60628

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 20-May-2022

CHICAGO:	0.00
CIA:	0.00
TOTAL:	0.00 *



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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

20-May-2022



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

25-28-433-026-0000

20220501622459

2-087-862-160

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FIDELITY NATIONAL TITLE

200 N. CLARK - SUITE 200, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000

FAX: (312) 624-5025

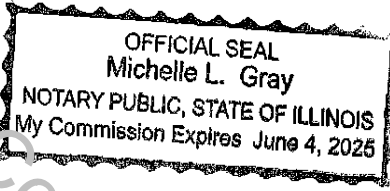
STATEMENT BY GRANTOR AND GRANTEE

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 5-20-22 Signature: Nicole Adams
Grantor or Agent

Subscribed and sworn to before me by the

said Agent
this 20th day of May
2022



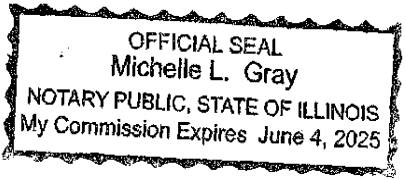
Michelle L. Gray
Notary Public

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 5-20-22 Signature: Nicole Adams
Grantor or Agent

Subscribed and sworn to before me by the

said Agent
this 20th day of May
2022



Michelle L. Gray
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 A/E to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]