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Doc#: 2224239287 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2022 01:54 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

Case No: 137-333913

Fidelity National Title
920 Davis Rd, Suite 200
Elgin, IL 60123

Dec ID 20220801624262
ST/CO Stamp 1-794-140-752
City Stamp 1-783-523-920

THIS AGREEMENT, made and entered into this 25 August day of 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 Vilma Gjoni, 1149 Loughborough Court, Wheaton, IL 60189 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 255 West 117th Street, Chicago, IL 60628 which is legally described as follows:

(See Attached Legal Description)

PIN: 25-21-416-002-000

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:

Vilma Gjoni by Nibht Davilatty in fact
Vilma Gjoni

Fidelity National Title SC22010620

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: Michele Duval

[Signature]

Michele Duval, Closing Manager

for the United States Department of Housing and Urban
Development, an agency of the United States of America.

[Signature]

"EXEMPT" under provisions of Paragraph (b),
Section 4, Real Estate Transfer Tax Act.

8/25/22 Mr. H. David
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, Closing Manager, who is personally well known to me and known to be the person who executed the foregoing instrument made and entered into this 8/25/22, 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 25 day of August, 2022.

[Signature]
Notary Public Judith M. Doherty
JUDITH M. DOHERTY
Notary Public - New Hampshire
My Commission Expires February 19, 2025

My commission expires: 19 February 2025

PREPARED BY AND MAIL TO:
Vilma Gjoni
1149 Loughborough Court
Wheaton, Illinois 60189



SEND SUBSEQUENT TAX BILLS:
Vilma Gjoni
1149 Loughborough Court
Wheaton, Illinois 60189


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LEGAL DESCRIPTION

LOT 9 IN BLOCK 2 IN THOMAS SCANLON'S ADDITION TO PULLMAN OF SECTION 21,
TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		29-Aug-2022
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
25-21-416-002-0000 20220801624262 1-794-140-752		

REAL ESTATE TRANSFER TAX		29-Aug-2022
		CHICAGO: 0.00
		CTA: 0.00
		TOTAL: 0.00 *
25-21-416-002-0000 20220801624262 1-783-523-920		
* Total does not include any applicable penalty or interest due.		

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

903 COMMERCE DR. #180, OAK BROOK, ILLINOIS 60523

PHONE: (630) 574-7272
FAX: (630) 574-1689

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 8/25, 22 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said agent
this 25th day of August
2022

[Signature]
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 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 8/25, 22 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said agent
this 25th day of August
2022

[Signature]
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.]