

Doc# 2307406112 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/15/2023 10:46 AM Pg: 1 of 5

## SPECIAL WARRANTY DEED

Case No: 131-761276

Fidelity National Title  
6250 W 95<sup>th</sup> St  
Oak Lawn, IL 60453

Dec ID 20230301667051  
ST/CO Stamp 1-083-752-656  
City Stamp 1-270-071-504

**FIDELITY NATIONAL TITLE** SC23001030

THIS AGREEMENT, made and entered into this 6<sup>th</sup> day of March, 2023, 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 **Sasha Ostrozovich and Daniel Ostrozovich, 3500 S. Sangamon Street, Chicago, IL 60609, as tenants by the entirety**, 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 **5252 N. Oleander Avenue, Chicago, Illinois 60656** which is legally described as follows:

(See Attached Legal Description)

**PIN: 12-12-207-048-0000**

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:

Sasha Ostrozovich & Daniel Ostrozovich  
Sasha Ostrozovich & Daniel Ostrozovich

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

UNOFFICIAL COPY

Signed, sealed and  
Delivered in the present of:

Secretary of Housing and Urban Development

By:

Marlene D. Minemier Principi

X Rebecca Shose

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

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

3/7/23  
Date

[Signature]  
Buyer, Seller or Representative

STATE OF New Hampshire )  
COUNTY OF Belknap )

SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Marlene D. Minemier who is personally well known to me and known to be the person who executed the foregoing instrument made and entered into this Mar 6th 2023 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 6<sup>th</sup> day of March 2023

Rebecca Shose  
Notary Public

My commission expires: 8/5/2025



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PREPARED BY AND MAIL TO:

Nicole H. Daniel

Hayes Daniel LLP

41 S. Prospect Ave. - Suite 205

Park Ridge, Illinois 60068

SEND SUBSEQUENT TAX BILLS:

GRANTEE'S ADDRESS

Sasha and Daniel Ostrozovich

5252 N. Oleander Avenue

Chicago, IL 60656

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 2 AND THE NORTH 10 FEET OF LOT 3 IN BLOCK 14 IN ORIOLE, BEING A SUBDIVISION OF LOTS 2 AND 3 IN THE SUBDIVISION OF PART OF SECTIONS LAND 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED AUGUST 13, 1875 IN BOOK 11 OF PLATS, PAGE 7 ACCORDING TO THE PLAT OF SAID ORIOLE RECORDED OCTOBER 1, 1927 IN BOOK 253 OF PLATS, PAGE 7 AS DOCUMENT NUMBER 9795855 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

## PROPERTY ADDRESS:

5252 N Oleander Ave  
Chicago, IL 60656

## UNOFFICIAL COPY



FIDELITY NATIONAL TITLE INSURANCE COMPANY

PHONE:

FAX:

## 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 FEBRUARY 24<sup>th</sup>, 2012 Signature: Kristi Wiley  
Grantor or Agent

Subscribed and sworn to before me by the

said agent  
this 24<sup>th</sup> day of FEBRUARY  
2012.



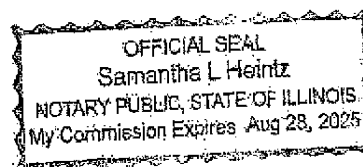
Samantha L. Heintz  
Notary Public

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 FEBRUARY 24<sup>th</sup>, 2012 Signature: Kristi Wiley  
Grantee or Agent

Subscribed and sworn to before me by the

said agent  
this 24<sup>th</sup> day of FEBRUARY  
2012.



Samantha L. Heintz  
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.]