UNOFFICIAL COPY

Doc#. 2308346390 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/24/2023 04:01 PM Pg: 1 of 4

Dec ID 20230301676137 ST/CO Stamp 1-823-484-112

SPECIAL WARRANTY DEED

File Number: 137-824775

Lakeland Title Services 1300 Iroquela Avenue, Suite 100 Naperville, IL 60563

#LTS-1025377

THIS AGPLEMENT, made and entered into this \(\frac{1}{2} \) 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 MARYS LANE LLC, of 55 Yorktown Shopping Center #220, Lombard, IL 60148 and KAM INVESTMENT GROUP LLC of 24117 W. 103" St. Ste L., Naperville, IL 60564, his/her/their heirs and as igns, party(ies)of the second part.

WITNESSETH that for ar 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 440 E. CLARK ST., GLENWOGD, IL 60425 which is legally described as follows:

(See a tached Legal Description)

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, easer ents, restrictions, reservations, conditions and rights appearing of record against the above described property; a so 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 encumbered 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

MARYS LANE LLC

Buyer's Acknowledgement:

KAM INVESTMENT GROUP LLC

NO. 5071 READ ESTATE TRANSFER TAX

AMOUNT 507

DATE 3-20-23

2308346390 Page: 2 of 4

Housing and Urban Development Signed, sealed and deliv in the present of: 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. REAL ESTATE TRANSFER TAX 23-Mar-2023 COUNTY: 0.00 ILLINOIS: 0.00 TOTAL: 0.00 32-03-404-031-0000 20230301676137 1-823-484-112 epresentative STATE OF A SŠ. Before me, the undersigned, a Notary Pul tic ir. and for the State and County aforesaid, personally appeared who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date _, 2023. The person who signed is a duly authorized representative of The United States Department of Housing and Urban Development, also known as the Secretary of Housing and Urban Develop. To of Washington, D.C., by virtue of the authority vested in him/her by the delegation of authority published at Pateral Register Notice FR-4837-D-57 (July 25, 2005), and acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily for and on behalf of the Secretary of Housing and Urban Development, on the day and year above stated. 14 day of __ Witness my hand and official seal this _ etty L Zeremba Notary Public Notary Public. State of New Hampshire My Commission Expires May 04, 2027 Send Subsequent Tax Bills To:

Prepared By and Mail To:

Lakeland Title Services Brenda L. Murzyn 1300 Iroquois Ave, Suite 100 Naperville, IL 60563

KAM Investment Group LLC 24117 W. 103rd St. Ste. L. Naperville, IL 60564

2308346390 Page: 3 of 4

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.

Date: 3/17/23)*****************
Signature: Grantor of Agent		linois 12, 202
Granior of Agency		TROVA seal ate of it
Grantor or Agent		ALI DÍMI Micial S bitic - St m Expir
Subscribed and Sworn before me or 3/11/23	(date)	NATA O Notary Pub Commissio
Notary Public Notary Public		Ĩ

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, an 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.

Date: 3/17/23		0,55	ž.
Signature: Why			Hinots 12, 20
Grantor or Agent		, 1	AITROVA Seal tate of ires Oct
Grantor or Agent	_		falt bla Official blic - S on Expi
Subscribed and Sworn before me on	3/11/23	(date)	NA) lotary Pu
Notary Public	<u> </u>		Zű

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 a Class A misdemeanor for subsequent offenses.

UNOFFICIAL COPY

LOT 251 IN FIFTH ADDITION TO GLENWOOD GARDENS, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

Legal Description LTS-1025377/17