

A23-1200

# UNOFFICIAL COPY

Doc#: 2312433013 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/04/2023 10:35 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

Case No: 137-097950

Dec ID 20230501612467  
ST/CO Stamp 0-980-951-760

**Alliance Title Corporation**  
5523 N. Cumberland Ave.  
Suite 1211  
Chicago, IL 60656  
File No. A23-1200

THIS AGREEMENT, made and entered into this 15<sup>th</sup> day of May, 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 **SALVADOR ZAVALA**, ~~single man~~ <sup>single</sup> ~~7722 MONITOR AVE~~, 7722 MONITOR AVE, BURLINGAME, CALIFORNIA 94010 their heirs and assigns, party(ies) of the second part. ~~40 Marietta St NW Atlanta GA 30303~~

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 ~~431 GREENE AVE, CALUMET CITY IL 60409~~ which is legally described as follows:

**Lot 59 in Block 3 in Corn Products Subdivision of a portion of the North 1043 feet of Section 24, Township 38 North Range 12, East of the Third Principal Meridian, in Cook County, Illinois**

PIN: 18-24-102-057-0000



PROPERTY ADDRESS: ~~7616 W. 63<sup>RD</sup> PLACE, SUMMIT IL 60501~~

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: Salvador Zavala  
**SALVADOR ZAVALA**

REAL ESTATE TRANSFER TAX		03-May-2021	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
18-24-02-057-0000		20230501612467   0-980-951-760	

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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

Signed, sealed and  
Delivered in the present of:

Secretary of Housing and Urban Development

Notary Public

By: [Signature]

Marlene D. Minemier Principle, DOA  
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**

5-3-23

Date

[Signature], agent  
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 ~~Kate Connor~~, Contract Manager, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 05/01/2023, 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.

*Marlene D  
Minemier*

Witness my hand and official seal this 1<sup>st</sup> day of May, 2023

Rebecca Shose  
Notary Public

My commission expires: 8/5/2025



**PREPARED BY AND MAIL TO:**

SALVADOR ZAVALA  
7616 W 63RD PL.  
BURBANK, IL 60459  
SUMMIT

**SEND SUBSEQUENT TAX BILLS:**

SALVADOR ZAVALA  
7616 W 63RD PL.  
BURBANK, IL 60459  
SUMMIT

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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.

DATED: 5 | 3 | 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

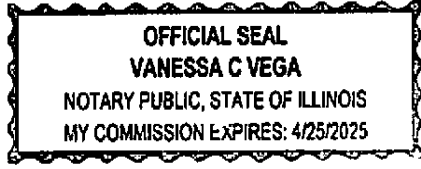
### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Vanessa Vega

By the said (Name of Grantor): Kyle Oshanna, agent AFFIX NOTARY STAMP BELOW

On this date of: 5 | 3 | 2023

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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.

DATED: 5 | 3 | 2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

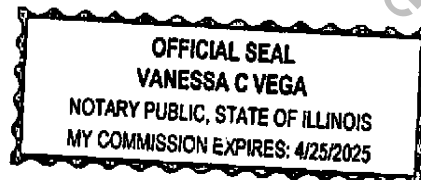
### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Vanessa Vega

By the said (Name of Grantee): Kyle Oshanna, agent AFFIX NOTARY STAMP BELOW

On this date of: 5 | 3 | 2023

NOTARY SIGNATURE: [Signature]



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)