

# UNOFFICIAL COPY

Doc#: 2319506173 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/14/2023 03:43 PM Pg: 1 of 4

ITS-1026020 # 1 of 2  
**SPECIAL WARRANTY DEED**

Dec ID 20230701669089  
ST/CO Stamp 2-121-040-336  
City Stamp 1-247-576-528

File Number: 137-888755

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

#LTS-1026020

THIS AGREEMENT made and entered into this 12<sup>th</sup> day of July, 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 CHANDLER INVESTMENT LLC of 205 N. Michigan Ave, Suite 810, Chicago, IL 60601, 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 8246 S. CALUMET AVE., CHICAGO, IL 60619 which is legally described as follows:

(See attached 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, 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 encumbered or charged, 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 Acknowledgment:

Atto D. Chandler  
CHANDLER INVESTMENT LLC

REAL ESTATE TRANSFER TAX		14-Jul-2023
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

20-34-122-060-0000 | 20230701669089 | 1-247-576-528

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

REAL ESTATE TRANSFER TAX		14-Jul-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

20-34-122-080-0000 | 20230701669089 | 2-121-040-336



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## 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.

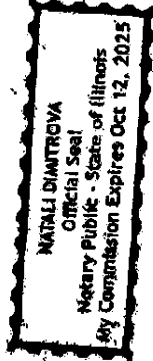
Date: 7/12/23

Signature: *[Handwritten Signature]*  
Grantor or Agent

Grantor or Agent

Subscribed and Sworn before me on 7/12/23 (date)

*[Handwritten 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 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.

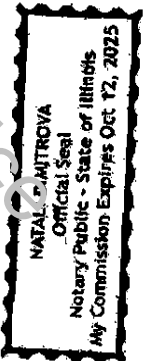
Date: 7/12/23

Signature: *[Handwritten Signature]*  
Grantor or Agent

Grantor or Agent

Subscribed and Sworn before me on 7/12/23 (date)

*[Handwritten 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 a Class A misdemeanor for subsequent offenses.

# UNOFFICIAL COPY

LOT 1 IN THE RE-SUBDIVISION OF PART OF THE EAST 1/2 OF BLOCK 23 IN THE SUBDIVISION OF HEIRS OF IRA WEBSTER OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 14235548, IN COOK COUNTY, ILLINOIS.

PIN: 20-34-122-060-0000

Property of Cook County Clerk's Office

Legal Description:

LTS-1026020/11