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Doc#. 2319506173 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 07/14/2023 03:43 PM Pg: 1 of 4

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

TS-100020 # 1 of 2
SPECIAL WARRANTY DEED

File Number: 137-888755

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

#LTS-10, 50, 0

THIS AGREEMEN) made and entered into this ______ day of _____, 2023, by and between Secretary of Housing and Urban Law Low norment, of Washington, D.C., also known as the United States Department of Housing and Urban Development, any of the first part and CHANDLER INVESTMENT LLC of 205 N. Michigan Ave, Suite 810, Chicago, IL 60001, his her/their heirs and assigns, party(ies) of the second part.

WITNESSETH that for an in c asid ration 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 (ic) of the second part, the following described real estate, commonly known as \$246 S. CALUMET AVE., CHICAGO, 14, 50619 which is legally described as follows:

(See attached Lega 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, east-cents, restrictions, reservations, conditions and rights appearing of record against the above described property; also SI BJEUT 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 part (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:

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	
		Mary Mary	TOTAL:	0.00	
1	20-34-122-060-0000		20230701669089 2-121-040-336		

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Signed, sealed and delivered	Secretary of Housing and Urban Development		
in the present of:			
notary Public	for the United States Department of Housing and Urban Development, an agency of the United States of America		
"RXEMPT" under provisions of Pszagnaph (b), Section 4, 2-1 Estate Transfer Tax Act.			
7/12/23 W. S. Ph.) H. W. Date Payer, Seller pr/Representative			
COUNTY OF The I (Char)	\$8.		
person who executed the foregoing instrument bearing is a duly authorized representative of The United States	who is personally well known to me and known to be the the date that 10, 2023. The person who signed a Department of Housing and Urban Development, also		
known as the Secretary of Housing and Urban Develop vested in him/her by the delegation of authority publish 2005), and acknowledged before me on this day that, be executed the same voluntarily for and on behalf of the and year above stated.	ed at Federal Legister Notice FR-4837-D-57 (July 25, eing informed of '20 contenys of this conveyance, he/she		
Witness my hand and official seal this 10	day of July , 2007. Commission Engines Aug. 5, 2025		
Notar	y Public MPSH Million		
My C	ommission Expires: 8 5 202.5		

Prepared By and Mail To: Lakeland Title Services Brenda L. Murzyn 1300 Iroquois Ave, Suite 100 Naperville, IL 60563 Send Subsequent Tax Bills To: Chandler Investment LLC 205 N. Michigan Ave, Suite 810 . Chicago, IL 60601

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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.

Grantor or Agent		WTROWA Seat Cate of filti
Grantor or Agent	····· 1	MINLI DI Official Tublic - S fion Expi
Subscribed and Sworn before me en 7/12/23	(date)	Z ckay Consult
Water object =		1
Notary Public		
The Grantee or his agent affirms and verifies that the name of the the deed or assignment of beneficial interest in a land trust is person, an illinois corporation or foreign corporation authorized acquire and hold title to real estate in Illinois, a partnership business or acquire and hold title to real estate in Illinois, or other	either a r to do busin authorized	ess or to do
as a person and authorized to do business or acquire and hold tunder the laws of the State of Illinois.	itle to real	estate
Date: 7/12/23	Ś	3
Signature Grantor or Agent	-0,50	OVA OF littings Oct 12, 2
Grantor or Agent	′′	Control Sea
Subscribed and Sworn before me on $7(12/23)$	(date)	NATA Off lary Publi
Stateli Studie		28
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.

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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

Ac Property of Cook County Clerk's Office

Legal Description

LTS-1026020/11