

PT 23-93178

UNOFFICIAL COPY

Doc#: 2321906250 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/07/2023 03:37 PM Pg: 1 of 4

Dec ID 20230701677239
ST/CO Stamp 1-443-221-968
City Stamp 1-627-574-736 City Tax: \$2,343.75

RECORD AND MAIL TO:

Kimberly S. Freeland
806 N. Peoria Street
Chicago, IL 60642

Send tax Bills to:

Ewa Skiba
1360 N. Sandburg Terrace
Unit 2312C
Chicago, IL 60610

(Reserved for Recorders Use Only)

SPECIAL WARRANTY DEED

This INDENTURE WITNESSETH, that THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, with its principal place of business located at 40 Marietta St, Atlanta, GA 30303, as "GRANTOR" CONVEYS AND WARRANTS to EWA SKIBA, individually, of 302 Lintz St, Lemont, IL 60439, "GRANTEE" in consideration in the sum of One and No/100 Dollar (\$1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Common Address: 1360 North Sandburg Terrace, Unit 2312C, Chicago, Illinois 60610
PIN: 17-04-216-064-1317

It is understood and agreed by the parties hereto that the title to the Real Estate herein conveyed is warranted only insofar as it might be affected by any act of the Grantor during its ownership thereof, and not otherwise.

Grantor also hereby grants to the Grantee, their successors and assigns, all rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

There is no tenant of the Unit that has the option to purchase the subject Unit.

PROPER TITLE, LLC

Exempt under provisions of Paragraph L
Section 31-45, Property Tax Code.
7/17/23 [Signature]
Date Buyer, Seller, or Representative

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of this 17th day of July, 2023.

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By: [Signature]
Name: Marlene Minemier
Its: Owner/Principal and Authorized Agent

STATE OF New Hampshire) SS.
COUNTY OF Bellamy

The undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that on this day personally appeared before me Marlene Minemier, the Owner/Principal and Authorized Agent of THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and having acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act and deed of said company.

Given under my hand and official seal this 17th day of July, 2023.

[Signature: Rebecca Shosa]
Notary Public

Prepared by:
Kimberly S. Freeland
806 North Peoria Street
Chicago, Illinois 60642



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EXHIBIT A

LEGAL DESCRIPTION OF REAL ESTATE

UNIT NUMBER 2312-C IN THE CARL SANDBURG VILLAGE CONDOMINIUM NO. 1, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

A PORTION OF LOT 9 IN CHICAGO LAND CLEARANCE COMMISSION NO. 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO, AND CERTAIN RESUBDIVISIONS ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 3, 1979 AS DOCUMENT NUMBER 25032908, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Common Address: 1360 North Sandburg Terrace, Unit 2312C, Chicago, Illinois 60610
PIN: 17-04-216-064-1317

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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: 8 | 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:

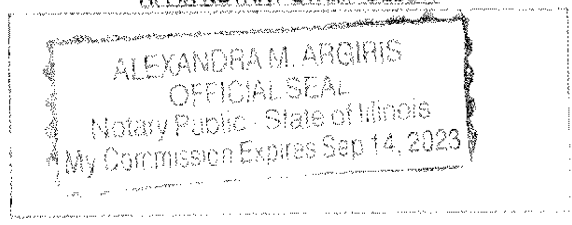
Alexandra M. Argiris

By the said (Name of Grantor): Kim Freeland as apt

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 3 | 20

NOTARY SIGNATURE: Alexandra M. Argiris



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: 8 | 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:

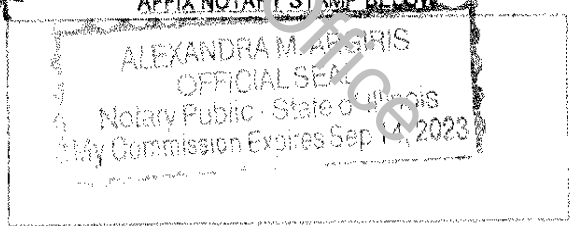
Alexandra M. Argiris

By the said (Name of Grantee): Kim Freeland as apt

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 3 | 20

NOTARY SIGNATURE: Alexandra M. Argiris



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)