

# UNOFFICIAL COPY

Doc#: 2329106024 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/18/2023 09:24 AM Pg: 1 of 4

Dec ID 20230901637750  
ST/CO Stamp 0-639-210-448

## SPECIAL WARRANTY DEED

137-664210

Old Republic National Title Insurance  
20 S Clark Street  
Suite 2904  
Chicago, IL 60603

THIS AGREEMENT, made and entered into this 7<sup>th</sup> day of Sept, 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 Jameel Zegar his 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 16507 Oxford Dr, Tinley Park, IL 60477 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 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: Jameel Zegar

23159943 1/3  
Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

# UNOFFICIAL COPY

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

By: Martine D Minnier  
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.

Date 9-1-23 Buyer, Seller or Representative

STATE OF New Hampshire )  
COUNTY OF Bellknop ) SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Martine Minnier, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date Sept 1, 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. Minnier & Associates, 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.

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

Jade E Hann  
Notary Public  
State of New Hampshire  
My commission expires: May 4, 2027

PREPARED BY AND MAIL TO:

SEND SUBSEQUENT TAX BILLS:

Jameel Zegar  
16507 Oxford Dr  
Tinley Park, IL 60477

Amy Ezeldin 10125 S Roberts Suite 101 Palos  
Hills IL 60465

# UNOFFICIAL COPY



**LEGAL DESCRIPTION:**

LOT ONE HUNDRED FIFTY SIX (156) IN BREMEN TOWN UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 16, 1972, AS DOCUMENT NUMBER 2642139. SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

**PROPERTY ADDRESS:**

16507 Oxford Dr  
Tinley Park, IL 60477

PIN: 28-19-310-019-0000


REAL ESTATE TRANSFER TAX		05-JUL-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
28-19-310-019-0000	20230901637700	0-639-210-448

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

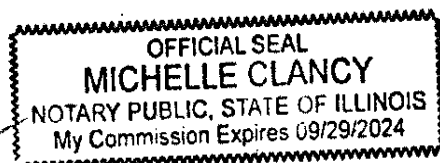
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE ILLINOIS.

Dated 10-4-2023

SIGNATURE   
Grantor or Agent


Subscribed and sworn to before  
me by the said Agent  
this 4 (th) day of October, 2023.

Notary Public Michelle Clancy



THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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 , 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: 10-4-2023

SIGNATURE   
Grantee or Agent

Subscribed and sworn to before  
me by the said Agent  
this 4 (th) day of October, 2023.

Notary Public Michelle Clancy



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.