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#1 of 3

Doc#: 2402433491 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2024 04:31 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

File Number: 137-386033

Dec ID 20240101608931
ST/CO Stamp 0-085-161-008

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

#LTS-1027543

THIS AGREEMENT, made and entered into this 1st day of January, 2024, 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 MARYS LANE LLC, of 420 Orchard Street, Antioch, IL 60002 and ~~JW~~ PARTNERS, LLC of 4645 138th St, Crestwood, IL 60445 his/her/their heirs and assigns, party(ies) of the second part.

JW Partners, LLC

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 9000 MCVICKER AVE., OAK LAWN, IL 60453 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 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:

[Signature] as authorized agent
MARYS LANE LLC

Buyer's Acknowledgement:

[Signature]
JW PARTNERS, LLC *AS AUTH Agent*

REAL ESTATE TRANSFER TAX

23-Jan-2024



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

24-05-106-039-0000

| 20240101608931 | 0-085-161-008

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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: 1-5/24
Signature: [Handwritten Signature]
Grantor

Grantor

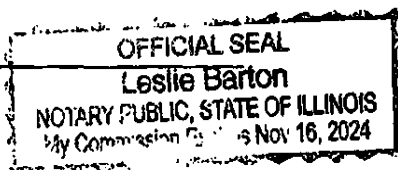


Subscribed and Sworn before me on 1/5/24 (date)
[Handwritten Signature]
Notary Public

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: 01-05-24
Signature: [Handwritten Signature] AS authorized agent
Grantee
[Handwritten Signature]
Grantee

Subscribed and Sworn before me on 1/5/2024 (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.

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9446 South Raymond Avenue, Oak Lawn Illinois 60453

Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV




CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

9000 S MCVICKER AVE

Oak Lawn II 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 (A) of said Ordinance

Dated this 19TH day of JANUARY, 2024



Thomas E. Phelan
Village Manager

Terry Vorderer
Village President

Claire Henning
Village Clerk

Thomas E. Phelan
Village Manager

Village Trustees
Tim Desmond
Paul A. Mallo
Alex G. Olejniczak
James Pembroke
Ralph Soch
William (Bud) Stalker

SUBSCRIBED and SWORN to before me this
19TH Day of JANUARY, 2024





Property of Cook County Clerk's Office

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LOT 1 IN HARTZ'S MEADE AVENUE SUBDIVISION NO. 1 OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin # 24-05-106039-0000

Property of Cook County Clerk's Office