

UNOFFICIAL COPY

Doc# 2405341021

42040

Doc# 2405341021 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2024 10:19 AM Pg: 1 of 7

Dec ID 20240201631483
ST/CO Stamp 0-101-351-984
City Stamp 1-684-865-584

Recording of Special Warranty Deed

12039 South Princeton Avenue, Chicago, IL 60628

PIN: 25-28-210-012-0000

mail to:
Acuity Title
5215 Old Orchard Rd.
*****Suite 440*****
Skokie, IL 60077

Exempt under provisions of Paragraph 6
35 ILCS 200/31-45, Property Tax Code
1/26/24
Date Buyer, Seller or Representative

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SPECIAL WARRANTY DEED

File No: 48040

CA PIN 25-28-210-012-0000

CA Address 12039 South Princeton Avenue

CA Address Chicago, IL

CA Address Zip 60628

THIS AGREEMENT, made and entered into this 21st 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 Danny Kaminski, 25 S. Cannonball Trl, Bristol IL 60512 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 12039 South Princeton Avenue, Chicago, IL 60628 which is legally described as follows:

LOT 29 (EXCEPT THE SOUTH 20 FEET THEREOF) AND ALL OF LOT 30 AND THE SOUTH 10 FEET OF LOT 31 IN BLOCK 23, IN WEST PULLMAN, A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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: *Danny Kaminski*

HOUSTON

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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 Minemiller Principle*
DOA

for the United States Department of Housing and Urban
Development, an agency of the United States of
America.

Notary Public

**"EXEMPT" under provisions of Paragraph (b),
Section 4, Real Estate Transfer Tax Act.**

1/26/24
Date

Buyer, Seller or Representative

STATE OF New Hampshire
COUNTY OF Bellamy

SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Martine Minemiller, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date Jan 26, 2024, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Chronos Solutions, LLC, 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 26th day of January, 2024.

Michael D Howes

Notary Public

My commission expires:

Michael D Howes

Notary Public, State of New Hampshire

My Commission Expires Mar. 22, 2028

PREPARED BY AND MAIL TO:

SEND SUBSEQUENT TAX BILLS:

CA Hawbecker & Garver LLC
CA Address 26 Blaine Street
CA Address Hinsdale, IL
CA zip 60521

Danny Kaminski
25 North Cannonball Trail
Bristol, IL 60512

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LEGAL DESCRIPTION

LOT 29 (EXCEPT THE SOUTH 20 FEET THEREOF) AND ALL OF LOT 30 AND THE SOUTH 10 FEET OF LOT 31 IN BLOCK 23, IN WEST PULLMAN, A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:

12039 South Princeton Avenue, Chicago, IL 60628
PIN 25-28-210-012-0000

Acuity Title
6215 Old Orchard Rd.
*****Suite 440*****
Skokie, IL 60077

Property of Cook County Clerk's Office

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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: 01/26/2024

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

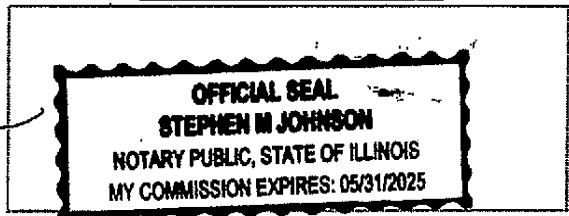
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Agent

On this date of: 01/26/2024

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: 01/26/2024

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

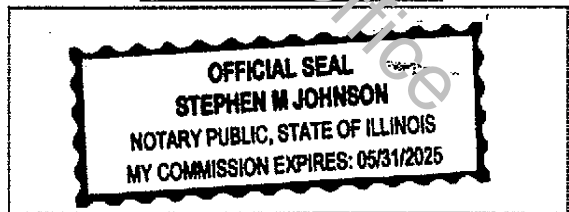
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Agent

On this date of: 01/26/2024

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW





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)

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		12-Feb-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-28-210-012-0000		20240201631483
		0-101-351-984

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 12-Feb-2024

CHICAGO: 0.00
 CTA: 0.00
 TOTAL: 0.00 *



25-28-210-012-0000 | 20240201631483 | 1-684-865-584

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