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Doc#. 2406711200 Fee: S107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/7/2024 12:00 AM Pg: 1 of 4

Dec ID 20240201639373

ST/Co Stamp 0-228-815-408 ST Tax S0.00 CO Tax \$0.00

SPECIAL WARRANTY DEED

File Number: 137-976621

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

#LTS-1027991 井 of 2

THIS AGREEMENT, made and entered into this <u>10</u> day of February, 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 BASHA REAL LETATE DEVELOPMENT CO. (BREDCO) of 13113 W. Beaver Lake Drive, Homer Glen, IL 60491 his/her/their house 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(i(s)) of the second part, the following described real estate, commonly known as 114 LARUE ST., PARK FOREST, IL o 466 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(les) of the second part that it has not done, or suffered to be done, anything whereby the said premises hereby grade lare, 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:

MARYS LANE LLC

Buyer's Acknowledgement:

PASHA REAL ESTATE DEVELOPMENT CO. (BREDCO)

EXEMPTION APPROVED Shala C. M. Name

VILLAGE CLERK VILLAGE OF PARK FOREST 2406711200 Page: 2 of 4

Signed, sealed and delive ecretary of Housing and Urban Development in the present of: 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. Fuyer, Seller or R esentative STATE OF SS. **COUNTY OF** Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Malane D Minemin who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date F, L 20 ____, 2024. The person who signed is a duly authorized representative of The United States Department of Housing and Urban Development, also known as the Secretary of Housing and Urban Development of Va hington, D.C., by virtue of the authority vested in him/her by the delegation of authority published at Feder a Register Notice FR-4837-D-57 (July 25, 2005), and acknowledged before me on this day that, being informed of the contenys of this conveyance, he/she executed the same voluntarily for and on behalf of the Secretary of Housing and Urban Development, on the day and year above stated. Witness my hand and official seal this 20th day of February, 2024. OMMISSION **EXPIRES** Notary Public My Commission Expires: 85

Prepared By and Mail To:

Lakeland Title Services Brenda L. Murzyn 1300 Iroquois Ave, Suite 100 Naperville, IL 60563

Send Subsequent Tax Bills To:

BASHA REAL ESTATE DEVELOPMENT CO. (BREDCO) 13113 W. Beaver Lake Drive Homer Glen, IL 60466

	REAL ESTATE	TRANSFER	TAX	27-Feb-2024	
Ī			COUNTY:	0.00	
	A STATE OF THE STA		ILLINOIS:	0.00	
			TOTAL:	0 00	
•	31-24-438-	019-0000	20240201639373	0-228-815-408	

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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 ac	quire and	hold
title to real estate under the laws of the State of Illinois.		havest
Date: 2/23/24		My Cor
Signature: (A V		KRIS Lary PL Commissi
Grantor	_	on the state of th
Q _{/x}		L MURZ State C Oires
Grantor	_	22718 12718
2/22/24		ots 2027
Subscribed and Sworn before me on 123179	(date)	
Wistow L Mires		
Notary Public	_	
The Grantee or his agent affirms ald verifies that the name of the gra	intee show	n on
the deed or assignment of beneficial interest in a land trust is ei	ither a nat	tural
person, an Illinois corporation or foreign corporation authorized to o	do busines	s or
acquire and hold title to real estate in Illinois. Toartnership aut	horized to	oh a

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: 2/23/24 Signature: 1900 Signature Straptee	
Grantee Subscribed and Sworn before me on 223/29 (date)	Official Ses KRISTEN L MUI Notary Public, State Commission No. 8 My Commission Expires
Notary Public NOTE: Any person who knowingly submits a false statement concerning the ident	II ZZYN of Illinois 122718 July 7, 2027

of a grantee shall be guilty of a Class C misdemeanor for the first offense and Class A misdemeanor for subsequent offenses.

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LOT 16 IN BLOCK 7 IN LINCOLNWOOD SUBDIVISION, BEING A PART OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON AUGUST 7, 1957 AS DOCUMENT 16978902 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 7, 1957 AS DOCUMENT LR 1752498, IN COOK COUNTY, ILLINOIS.

Legal Description LTS-1027991/10