

PREPARED BY:
KM MINEMIER & ASSOCIATES LLC

169 Daniel Webster Highway
Meredith, NH 03253
File No. 2024-01-6



Doc# 2407908015 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/19/2024 11:19 AM
PAGE: 1 OF 3

MAIL SUBSEQUENT TAX BILL
AND DEED TO:
Oaks Investment Properties INC
5524 South Mobile Avenue
Chicago, IL 60638

WARRANTY DEED

Individual to Individual

The Grantor, **US Department of Housing and Urban Development HUD Case Number 137-515485**, of 40 Marietta Street, Atlanta, GA 30303, for and in consideration of the sum of One Dollar and other good and valuable consideration in hand paid, convey and warrant to

The Grantee, **Oaks Investment Properties INC, an Illinois Corporation**, of 5524 South Mobile Avenue, Chicago, IL 60638, the following described real estate, situated in the State of Illinois to wit:

Legal Description: *LOT 3 IN BLOCK 7 IN RESUBDIVISION OF BLOCKS 5 TO 8 IN SUBDIVISION, A RESUBDIVISION OF THE SOUTH 1/2 OF BLOCKS 10, 11, 12 AND THE NORTH 1/2 OF BLOCKS 14, 15 AND 16 IN THE FIRST ADDITION TO KENSINGTON IN THE EAST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*

Property Index Number(s): 25-27-120-012-0000

Commonly Known As: 12106 South Indiana Avenue, Chicago, IL 60628

Grantor having been informed of the terms of the Illinois Responsible Property Transfer Act, 765 ILCS 90/1 et.seq., represent that this transfer is not subject to the same.

GRANTOR do for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

[Signature Page Follows]

REAL ESTATE TRANSFER TAX		19-Mar-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-27-120-012-0000	20240301647049	1-837-991-472

UNOFFICIAL COPY

Dated this 26 day of February, 2024.

US Department of Housing and Urban Development HUD Case Number 137-515485

By: [Signature]
K.M. Minemier & Associates LLC

ACKNOWLEDGMENT

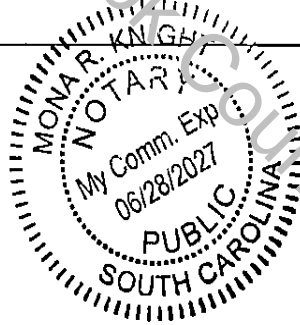
STATE OF South Carolina
COUNTY OF Charleston

This instrument was acknowledged before me on this 26 day of February, 2024, by
Kate Connor

Monna R. Knight
Signature of person taking acknowledgement

My commission expires: _____

SEAL:



REAL ESTATE TRANSFER TAX	13-Mar-2024
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



25-27-120-012-0000 | 20240301647049 | 1-799-641-648

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

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-4t
sub par. _____ and Cook County Ord. 93-0-27 par. _____

Date _____ Sign. _____

UNOFFICIAL COPY

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: 2/26/2024

SIGNATURE: [Signature]
GRANTOR or AGENT

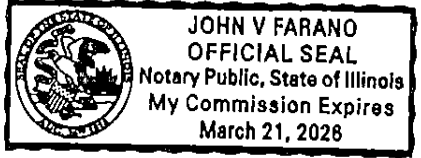
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): U.S. Department of Housing & Urban Development **AFFIX NOTARY STAMP BELOW**

On this date of: 2/26/2024

NOTARY SIGNATURE: [Signature]



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: 2/24/2024

SIGNATURE: [Signature]
GRANTEE or AGENT

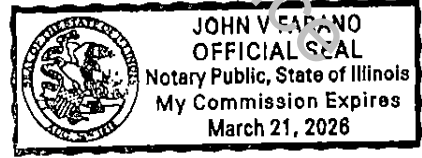
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): Oaks Investment Properties Inc **AFFIX NOTARY STAMP BELOW**

On this date of: 2/24/2024

NOTARY SIGNATURE: [Signature]



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)