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Doc#: 2416924082 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/17/2024 11:13 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

File Number: 137-823804

Return TO:
Lakeland Title Services

1300 Iroquois Avenue, Suite 100
Naperville, IL 60563

Dec ID 20240501606455
ST/Co Stamp 1-343-239-472 ST Tax \$0.00 CO Tax \$0.00

#LTS-1028679

#1 of 4

THIS AGREEMENT, made and entered into this 17th day of May, 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 INNOVATION BUSINESS SERVICES, INC. of 1771 Churchill Ln, Glendale Heights, IL 60139 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 1620 NORTH 34TH AVE., MELROSE PARK, IL 60160 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:


as Agent
MARYS LANE LLC

Buyer's Acknowledgement:


as president
INNOVATION BUSINESS SERVICES, INC.

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Signed, sealed and delivered
in the present of:

Secretary of Housing and Urban Development

Notary Public

By: *[Signature]*
DOA Martine D Minemier-Principe

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.

5/17/24 *[Signature]*
Date Buyer, Seller or Representative

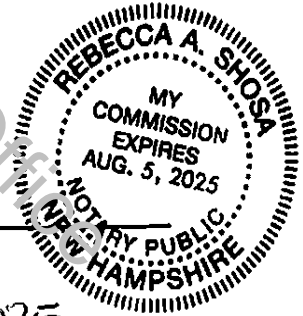
VILLAGE OF MELROSE PARK
Certificate of Compliance
TRANSFER STAMP
Ordinance No. 687
1620 N 34th Ave
Address of Property
DOA 5-17-24
Approved Date

STATE OF New Hampshire)
COUNTY OF Belknap) SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Martine D Minemier-Principe, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date May 13, 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 Washington, D.C., by virtue of the authority vested in him/her by the delegation of authority published at Federal Register Notice FR-4837-D-57 (July 25, 2005), and acknowledged before me on this day that, being informed of the contents 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 13th day of May 2024.



Rebecca Shore
Notary Public



My Commission Expires: 8/5/2025

Prepared By and Mail To:
Lakeland Title Services
Brenda L. Murzyn
1300 Iroquois Ave, Suite 100
Naperville, IL 60563

Send Subsequent Tax Bills To:
Innovation Business Services, Inc.
1771 Churchill Ln
Glendale Heights, IL 60139

REAL ESTATE TRANSFER TAX		30-May-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

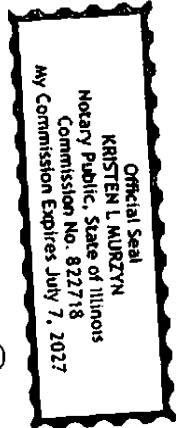
15-04-121-032-0000 | 20240501606455 | 1-343-239-472

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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.

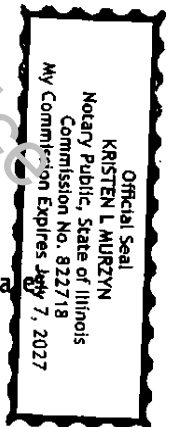
Date: 5/17/24
Signature: [Handwritten Signature]
Grantor



Subscribed and Sworn before me on 5/17/24 (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: 5/17/24
Signature: [Handwritten Signature]
Grantee



Subscribed and Sworn before me on 5/17/24 (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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THE SOUTH 1/2 OF LOT 3 IN BLOCK 2 IN HENRY SOFFEL'S SECOND ADDITION TO MELROSE PARK IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office