

UNOFFICIAL COPY

95593901

WARRANTY DEED

131-641131

78a

AFTER RECORDING RETURN THIS INSTRUMENT TO:

PHILIP A. NICOLOSI & ASSOCIATES
Attorneys at Law
4940 East State Street
Rockford, IL 61109-2211

DEPT OF RECORDS 829.50
PROPERTY TRANSFER OFFICE 151A-100
FILE # C.I. * 95-593901
DATE 06/30/95



THIS INDENTURE WITNESSETH: that **HENRY G. CISNEROS**, Secretary of Housing and Urban Development, Washington, D.C., acting by and through the Federal Housing Commissioner, (hereinafter referred to as "Grantor") for and in consideration of the sum of **ONE DOLLAR (\$1.00)** in hand paid, and other good and valuable consideration conveys and warrants to **Thomas Scheffel and Margarita Scheffel, 5468 South Slackstone, Chicago, IL 60615**, Not as Tenants in Common, but as Joint Tenants with Full Rights of Survivorship (hereinafter referred to as "Grantee(s)", all interest in the real estate commonly known as: **119 Algonquin Street, Park Forest, IL** and which is legally described as follows:

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See Attached Exhibit A, PARTIAL TITLE GUARANTEE

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et. seq.) and the Department of Housing and Urban Development act (79 Stat. 667).

SAID CONVEYANCE is made **SUBJECT** to all covenants, restrictions, easements, reservations, conditions and rights appearing of record against the above described property; also **SUBJECT** to any state of facts which an accurate survey of property would show.

IN WITNESS WHEREOF the undersigned on this 30 day of June, 1995 has set her hand and seal as **DIRECTOR OF SINGLE FAMILY DIVISION, CHICAGO MIDWEST OFFICE**, Chicago, Illinois, for and on behalf of the said Secretary of Housing and Urban Development under authority and by virtue of the Code of Federal Regulations, Title 24, Chapter 11, Part. 200, Subpart. D.

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Sealed and Delivered
in the Presence of:

Henry G. Cisneros, Secretary of
Housing and Urban Development, Washington D.C.
by Federal Housing Commissioner

[Signature]

[Signature]

[Signature]

Debra F. Robinson
Director, Single Family Division
Chicago Midwest Office

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

7/1/95 [Signature]
Date Buyer, Seller or Representative

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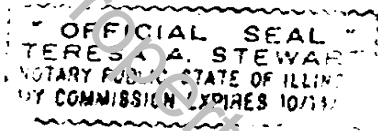
Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Teresa A. Stewart a Notary Public in and for the County and State aforesaid, do hereby certify that **DEBRA F. ROBINSON**, who is personally well known to me to be the duly appointed **DIRECTOR OF SINGLE FAMILY DIVISION, CHICAGO MIDWEST OFFICE**, Chicago, Illinois, and the person who executed the foregoing instrument bearing the date of June 30, 1995 by virtue of the authority vested in her by the Code of Federal Regulations, Title 24, Chapter 11, Part. 200, Subpart. D. appeared before me this day in person and acknowledge that she signed, sealed and delivered the same instrument as her free and voluntary act as **DIRECTOR OF SINGLE FAMILY DIVISION, CHICAGO MIDWEST OFFICE**, Chicago, Illinois, for and on behalf of Henry G. Cisneros, Secretary of Housing and Urban Development, Washington, D.C., for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this 30 day of June, 1995.



Teresa A. Stewart
Notary Public

PREPARED BY:

PAUL S. NICOLOSI, Esquire
PHILIP A. NICOLOSI & ASSOCIATES
Attorneys at Law
4940 East State Street
Rockford, IL 61108-2211

SEND SUBSEQUENT TAX BILLS TO:

Thomas Scheffel
Margarita Scheffel
119 Algonquin Street
Park Forest, IL

EXEMPTION APPROVED
Andra J. Clark
VILLAGE CLERK
VILLAGE OF PARK FOREST

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Office of Cook County Clerk's Office

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EXEMPTION APPROVED



CLERK OF COURT

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LOT 10 AND THE WESTERLY 10 FEET OF LOT 11 IN BLOCK 2 IN VILLAGE OF PARKFOREST AREA NUMBER 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILROAD, ALL IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF OF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 25, 1951 AS DOCUMENT NUMBER 15107641, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 32-30-106-050, volume 19
COMMONLY KNOWN AS: 117 Algonquin Street, Park Forest, IL

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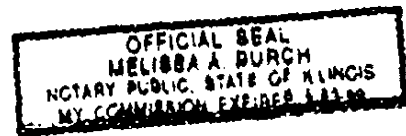
STATEMENT BY GRANTOR AND GRANTEE

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 person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 15, 1995. Signature: [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 15th DAY
OF August, 1995.

Melissa A. Burch
NOTARY PUBLIC



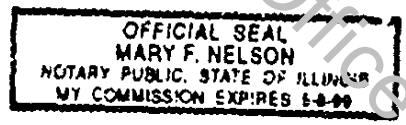
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The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or 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 person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated August 31, 1995. Signature: [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 31st DAY
OF August, 1995.

Mary F. Nelson
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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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