

UNOFFICIAL COPY

WARRANTY DEED

96117610

Prepared by and Mail to:
Knuckles & Jagei
48 E. Jefferson Avenue
Naperville, IL 60540
(708) 369-2700

F	<i>[Signature]</i>	A
P		P
T	<i>[Signature]</i>	V
I	<i>[Signature]</i>	

Future taxes to:
Secretary of Housing
and Urban Development
Chicago Regional Office, V
77 W. Jackson Blvd.
Chicago, IL 60604-3507

DEPT-01 RECORDING \$27.50
T56666 TRAN 7132 02/13/96 14:53:00
42000 # LPI # -96-117610
COOK COUNTY RECORDER



Exempt pursuant to 35 ILCS 200/31-45(1). *[Signature]*

Tommie L. Edwards, Jr. and Hattie M. Edwards (hereinafter collectively referred to as "Grantors") whose address is 1035 31st Avenue, Bellwood, Illinois, for and in consideration of the payment of TEN DOLLARS (\$10.00) and the release of Grantor from personal liability for a money judgment or deficiency judgment under a first mortgage note (the "Note") executed on October 23, 1984, in the principal sum of \$48,200.00, and that certain Mortgage securing the Note bearing even date and recorded on October 30, 1984, in the Office of the Recorder of Cook County, and its subsequent assignment to the Secretary of Housing & Urban Development (HUD) recorded in the Recorder's Office of Cook County, Illinois as Document Number 27315883 on October 30, 1984 (hereinafter the "Mortgage"), and for other good and valuable consideration received, the adequacy and sufficiency of which are acknowledged, the said Grantors do hereby bargain, sell, grant, CONVEY and WARRANTY to the SECRETARY of HOUSING & URBAN DEVELOPMENT (HUD), a federal agency, (hereinafter referred to as "Grantee"), its successors and assigns, whose regional office address is 77 West Jackson Boulevard, Chicago, Illinois 60604-3507, the real property located in the County of Cook and State of Illinois, commonly known as 1035 31st Avenue, Bellwood, Illinois, Permanent Index Number: 15-16-211-014-0000, as legally described in Exhibit "A", which is attached hereto and incorporated hereby by reference, together with all improvements and appurtenances situated thereon.

96117610

UNOFFICIAL COPY

00000000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Grantors hereby warrant that the title to the property is subject only to the aforesaid Mortgage and other security documents executed in connection with the said Mortgage in favor of Grantee, and any easements, restrictions, of record, if any. On the date of this conveyance there are no other liens of record.

This Warranty Deed is an absolute conveyance and grant of title, Grantors having sold and conveyed the above-described real property and all improvements on it and appurtenances to it to Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being satisfaction of all personal obligations secured by the Note and Mortgage executed by Grantors.

Grantors further declare that this conveyance is freely and fairly made with the advice, or opportunity for advice, of legal counsel of their own selection. There are no agreements, oral or written, other than this Warranty Deed and the documents referred to in the Settlement Agreement and executed in connection with the Settlement Agreement between Grantor and Grantee with respect to the above-described real property, together with all improvements and appurtenances situated thereon.

Grantors hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and further waive all redemption, reinstatement and cure rights permitted by law.

Grantors further acknowledge that fair and adequate consideration has been given for their waiver of all Homestead Exemption rights, redemption, reinstatement and cure rights permitted by law.

Grantors, with Grantee's express concurrence, state that it is their intention that the fee interest granted by this Deed, together with all improvements and appurtenances, and the lien of the Mortgage in favor of Grantee, its successors and assigns, **SHALL NOT MERGE**. The real property conveyed by this Deed, together with all improvements and appurtenances, shall remain subject to the Mortgage and the Mortgage shall remain in full force and effect until released of record.

96317610

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 23 IN BLOCK 2 IN SHEKLETON BROTHERS 3RD ADDITION, BEING A
SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16,
TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

0168708

