

# UNOFFICIAL COPY

## WARRANTY DEED

131-628161

96284761

AFTER RECORDING RETURN THIS INSTRUMENT TO:

PHILIP A. NICOLosi & ASSOCIATES  
Attorneys at Law  
4940 East State Street  
Rockford, IL 61108-2211

DEPT-01 RECORDING \$29.50  
T00001 TRAN 3494 04/16/96 13:43:00  
\$8750.00 RC \*-96-284761  
COOK COUNTY RECORDER



200  
292

**THIS INDENTURE WITNESSETH:** that HENRY G. CISNEROS, Secretary of Housing and Urban Development, Washington, D.C., acting by and through the Federal Housing Commissioner, (herein after 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 Anna Nichols and Steven Nichols, 1246 South 57th Avenue, Apartment 3, Cicero, IL 60650, 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: 1239 South 57th Avenue, Cicero, IL 60650 and which is legally described as follows:

**EXEMPT**  
BY TOWN ORDINANCE  
TOWN OF CICERO  
BY DML 4-4-96

See Attached Exhibit "A"

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 9 day of February, 1996 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.

ATTORNEYS TITLE GUARANTEE FUND, INC

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Sent and Delivered  
in the Presence of:

Patricia Pratt  
Marlene Taylor

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

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

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

2/13/76  
Date Debra F. Robinson  
Buyer, Seller or Representative

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11/11/11

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, LISA Simon 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 February 9, 1996 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 9 day of February, 1996.



*Lisa Simon*  
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:**

Anna Nichols  
Steven Nichols  
1239 South 57th Avenue  
Cicero, IL 60650

Send To:

John D. Meshane, ATTY  
6904 W. Cerman Road  
Berwyn, IL 60402

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EXHIBIT "A"

LOT 24 IN BLOCK 2 IN JAMES U. BORDEN'S ADDITION TO WARREN PARK IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 1239 SOUTH 57TH AVENUE, CICERO, ILLINOIS 60650.

PROPERTY INDEX NUMBER: 16-20-206-022

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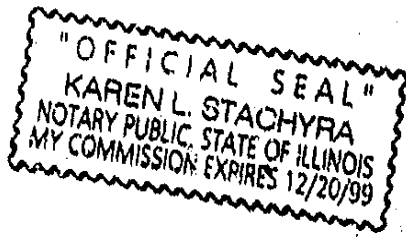
## STATEMENT BY GRANTOR AND GRANTEE

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 3/29, 1996. Signature: [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 26<sup>th</sup> DAY  
OF March, 1996

[Signature]  
NOTARY PUBLIC

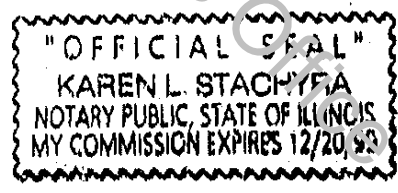


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 3/29/96, 1996. Signature: [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 26<sup>th</sup> DAY  
OF March, 1996

[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.

(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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