

# UNOFFICIAL COPY

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ILLINOIS



0312914155

Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/09/2003 01:47 PM Pg: 1 of 3

This Indenture, made this 13th day of February, 2003, between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, D.C. 20420, hereinafter called Grantor, and

Verlinda Nelson  
2007 South 7th Avenue  
Maywood, IL 60153

12-2-03  
1/3  
12-2-03

in the County of Cook, State of Illinois, hereinafter called Grantee(s).

WITNESSETH, That the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration

the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto the said Grantee(s) and the heirs or successors and assigns of Grantee(s), all the following-described property in the County of Cook, Illinois, to wit:

**LEGAL DESCRIPTION- THE NORTH 37 FEET OF THE SOUTH 66.69 FEET OF LOT 82 IN SEMINARY ADDITION TO MAYWOOD, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

1404 12th Avenue, Maywood, IL 60153  
TAX I.D.- 15-15-222-015

TOGETHER WITH ALL AND SINGULAR the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever of the said Grantor, either in law or equity of, in and to the above-described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD said property unto said Grantee(s) and the heirs or successors and assigns of Grantee(s), forever. Grantor covenants to and with Grantee(s) and the heirs or successors and assigns of Grantee(s) that Grantor has not done, nor suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, Grantor WILL WARRANT AND FOREVER DEFEND.

This conveyance is made subject to all unpaid taxes and assessments; covenants, conditions, exceptions, reservations, restrictions, and easements of record; and any state of facts which an accurate survey would show.

IN WITNESS WHEREOF, Grantor, on the day an year first above written, has caused this instrument to be signed and sealed in his/her name and on his/her behalf by the undersigned employee, being thereunto duly appointed, qualified and acting pursuant to title 38, United States Code, sections 512 and 3720, and title 38, Code of Federal Regulations, sections 36.4342 and 36.4520, as amended, and who is authorized to execute this instrument.

EXEMPT UNDER PARAGRAPH (B), SECTION 4  
ILLINOIS REAL ESTATE TRANSFER TAX  
ORDINANCE

ANTHONY J. PRINCIPI  
Secretary of Veterans Affairs

\*By TERRI STALLINGS

Margaret King  
AUTHORIZED SIGNATURE

2/18/03  
DATE

Title: Authorized Officer  
Countrywide Home Loans, Simi Valley, CA  
Pursuant to a delegation of authority  
Contained in VA Regulation  
38 C.F.R.36.4342 and 36.4520

ATGF, INC.


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STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF VENTURA )

On this 14<sup>th</sup> day of February, 2003, before me, M. Marzec, Notary Public, personally appeared Terri Stallings, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
M. Marzec  
Notary Public - Commission No. 1343358  
Commission Expires: February 16, 2006



This instrument was prepared by:  
Countrywide Home Loans  
5898 Condor Drive, MP-88A  
Moorpark, CA 93021

Property of Cook County Clerk's Office

**Special Warranty Deed**

SECRETARY OF VETERANS AFFAIRS  
TO  
Verlinda Nelson

When recorded, mail to:

2007 South 7TH Avenue  
Maywood, IL 60153



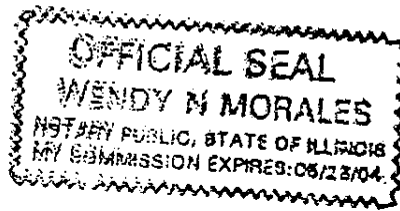
Attorneys' Title Guaranty Fund, Inc.  
**UNOFFICIAL COPY**

STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her 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.

Dated April 15, 2003 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me this 15 day of April, 2003.  
[Signature]  
Notary Public



The grantee or the grantee's 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.

Dated April 15, 2003 Signature: [Signature]  
Grantee or Agent

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 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

Subscribed and sworn to before me this 15 day of April, 2003.  
[Signature]  
Notary Public

