

# UNOFFICIAL COPY

VA Form 26-6410a (CG) Revised July 1998  
Section 3720, Title 38, USC

23-28-40020552  
ILLINOIS



Doc#: 0726205001 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/19/2007 09:11 AM Pg: 1 of 3

This indenture, made on this 13 day of August, 2007 between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC, hereinafter called Grantor, and

JULIAN MARTINEZ AND ROSEANN MARTINEZ, his wife

of the \_\_\_\_\_ in the county of Cook, and 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, 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:

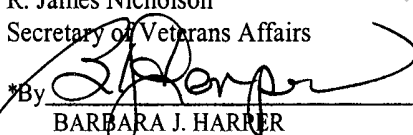
Lot 6 in Herman A. Pretzel's Subdivision of Lots 34 to 44, inclusive in Block 16 in Garfield in Section 34, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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 and 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 agreement.

R. James Nicholson  
Secretary of Veterans Affairs

\*By  (Seal)  
BARBARA J. HARRER

Exempt under paragraph (B), Section 4,  
Illinois Real Estate Transfer Act.

8-13-07  
Dated TIMOTHY MORGAN  
Attorney for VA

Title Assistant Loan Guaranty Officer  
VA Regional Office, St. Paul, MN  
Telephone: (612) 970-5500  
(Pursuant to a delegation of authority contained in VA Regulations, 38  
CFR 36.4342 and 36.4520.)

Attorneys' Title Guaranty Fund, Inc  
1 S Wacker Dr., STE 2400  
Chicago, IL 60609-4650  
Attn: Search Department

2007  
16

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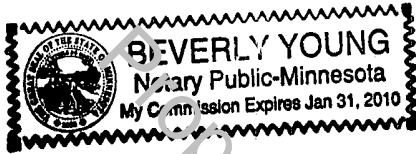
STATE OF MINNESOTA  
COUNTY OF HENNEPIN

SS:

I, the undersigned, a Notary Public in and for said City/County in the State aforesaid, DO HEREBY CERTIFY THAT BARBARA J. HARPER, personally known to me to be an employee of the Department of Veterans Affairs, an agency of the United States Government, and to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered

said instrument as his/her free and voluntary act and as the free and voluntary act and deed of the Secretary of Veterans Affairs, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13 day of August, 2007.



*Beverly Young*  
BEVERLY YOUNG  
HENNEPIN, MN  
*Notary Public in and for said County and State*

Note: Print, typewrite, or stamp names of persons executing this instrument; and also name of notary public immediately underneath such signatures.

This instrument was prepared by TIMOTHY MORGAN, Attorney  
VA Regional Office, 2122 W. Taylor, Chicago, Illinois 60612.

SPECIAL WARRANTY DEED

SECRETARY OF VETERANS AFFAIRS

TO

When recorded mail to:

*Property of Cook County Clerk's Office*

# UNOFFICIAL COPY

## 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 the 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 title to real estate under the laws of the State of Illinois.

Dated 8/22/07 Signature: Vicki Vargo

Subscribed and sworn to before me by the said 8/22/07 this      day of     



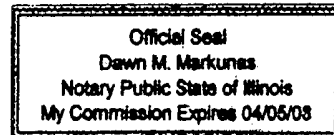
Notary Public Dawn M. Markunas

The grantee or his agent affirms and verified 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 8/22/07 Signature Vicki Vargo

Subscribed and sworn to before me by the said      this      day of     

Notary Public Dawn M. Markunas



Note: any person who knowingly submits a false statement concerning the indemnity 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 the Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)