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After Recording Return to:



Doc#: 1009057217 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/31/2010 09:04 AM Pg: 1 of 4

This Instrument was prepared under the supervision of:

P. Desantis, Esq
By: Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
866-755-6300

This space for recording information only

Mail Tax Statements To:

Alan Krygowski

Property Address:

14621 South Union Avenue
Harvey, IL 60426

Property Tax ID#: 29-08-226-052

\$12,100⁰⁰



No 18974

SPECIAL WARRANTY DEED

*Pursuant to provisions of 38 U.S.C. 3720 (a)(6)
THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise
exclusive jurisdiction over the within described property*

This SPECIAL WARRANTY DEED, executed this 18th day of November 2009, THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, with a business address of Department of Veterans Affairs, Washington, DC 20420, hereinafter referred to as **GRANTOR**, conveys and special warrants to ALAN KRYGOWSKI, a single/married/unmarried man, residing at _____, hereinafter referred to as **GRANTEE**:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of _____ and _____/100 DOLLARS (\$ _____) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

MAIL TO:
LAW TITLE INSURANCE
2900 OGDEN STE 101
LISLE IL 60532

310630m

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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAR. 30. 10

REVENUE STAMP

0000003896

**REAL ESTATE
TRANSFER TAX**

00006.25

FP 103039

STATE OF ILLINOIS

STATE TAX



MAR. 30. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000003973

**REAL ESTATE
TRANSFER TAX**

0001250

FP 103044

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ALL OF LOT 36 AND THE SOUTH 1/2 OF LOT 37 IN BLOCK "R" IN ACADEMY ADDITION TO HARVEY, A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CALUMET RIVER AND WEST OF THE ILLINOIS CENTRAL RAILROAD AND ALL OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CALUMET RIVER (EXCEPTING THAT PART OF SAID NORTHEAST 1/2 LYING SOUTH OF THORNTON ROAD AND EXCEPTING ALSO THE SOUTH 35 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF SAID NORTHEAST 1/4 IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED DATED _____, RECORDED _____ IN BOOK _____, PAGE _____/INSTRUMENT NO. _____, IN THE OFFICIAL RECORDS OF COOK COUNTY, ILLINOIS.

Property Address: 14621 South Union Avenue, Harvey, IL 60426
The legal description was obtained from a previously recorded instrument.

SUBJECT ONLY TO THE FOLLOWING, IF ANY: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING, COVENANTS, CONDITIONS, RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH PURCHASER'S USE AND ENJOYMENT OF THE PROPERTY.

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land.

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IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 18th day of November, 2009.

Signed, sealed and delivered in our presence:

THE SECRETARY OF VETERANS AFFAIRS, An officer of the United States of America,

Pennie Clayton
Printed Name

By: *Cindy Ton*

Stephanie Allen
Printed Name

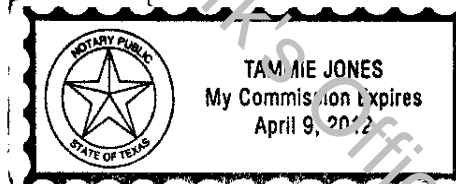
Cindy Ton, Assistant Secretary
Printed Name and Title
Countrywide, pursuant to a delegation of authority Contained in 38 C.F.R. §36.4342(f)

STATE OF Texas } COUNTY OF Collin }

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 18th day of November, 2009, the undersigned authority, personally appeared Cindy Ton, pursuant to a delegation of authority Contained in 38 C.F.R. §36.4342(f) on behalf of The Secretary Of Veterans Affairs, with full authority to act in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she executed the same as their free act and deed of said Secretary.

Tammie Jones
NOTARY PUBLIC

My Commission Expires



This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. The conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**