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After Recording Return to:



Doc#: 1012312057 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/03/2010 10:36 AM Pg: 1 of 4

STC IL 610052 1/2
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:

Thomas C. Walsh
3640 Arthur Avenue
Brookfield, IL 60523

Property Address:

636 N. Stone
La Grange Park, Illinois 60526

Property Tax ID#: 15-33-300-015 (Vol # 175)

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
(the property being conveyed herein was foreclosure property)*

This SPECIAL WARRANTY DEED, executed this 24 day of March 2010,
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
called **GRANTOR**, conveys and special warrants to **THOMAS C. WALSH**, a
single/married/unmarried man, residing at 3640 Arthur Avenue, Brooksville, Illinois 60523,
hereinafter called **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 ONE HUNDRED EIGHTY FOUR THOUSAND
NINE HUNDRED and 0/100 DOLLARS (\$ 184,900.00) and other

STEWART TITLE COMPANY
2055 W. Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

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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:

LOT 3 IN BLOCK 4 IN KENSINGTON ADDITION, BEING A SUBDIVISION OF THAT PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 33, LYING NORTH OF THE SOUTH 26 ACRES THEREOF IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, BY DEED DATED 10/30/2009 RECORDED 11/09/2009 AS DOCUMENT NUMBER 0931312059 IN COOK COUNTY, ILLINOIS.

Property Address: 630 North Stone, La Grange Park, Illinois 60526
The legal description was obtained from a previously recorded instrument.

The property being conveyed herein was foreclosure property.

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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Property of Cook County Clerk's Office

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX APR. 25. 10	REAL ESTATE TRANSFER TAX # 0000048107 0009250
		FP 102810

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS APR. 26. 10	REAL ESTATE TRANSFER TAX # 000000761 0018500
		FP 102804

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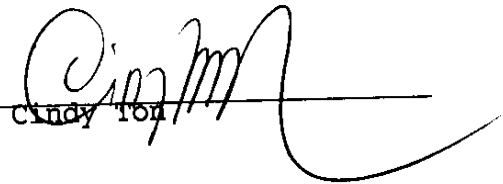
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 24th day of March, 2010.

Signed, sealed and delivered in our presence:


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



Melissa Listhrop
Printed Name

By: 

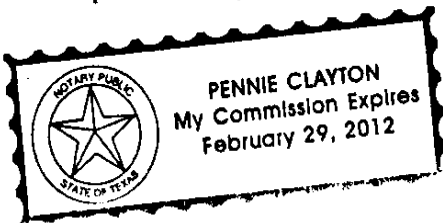
Assistant Secretary
Printed Name and Title
Countrywide, pursuant to a delegation of authority Contained in 38 C.F.R. §36.4342(f)

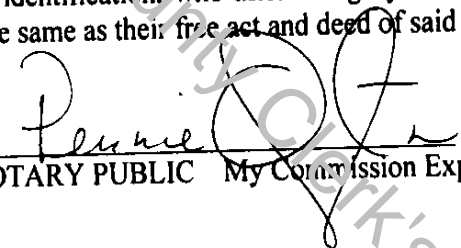


Sandra Colgrove
Printed Name

STATE OF TEXAS } COUNTY OF COLLIN }

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 24th day of March, 2010, 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.




NOTARY PUBLIC My Commission Expires 2/29/2012

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.**