

# UNOFFICIAL COPY

After Recording Return to:

Richard Garcia  
10405 S. Exchange  
Chicago, IL 60617

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  
Client-New Mail



Doc#: 1015331122 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/02/2010 03:07 PM Pg: 1 of 4

Mail Tax Statement to:

Sergio Cervantes  
Maria Cervantes  
13028 S. Houston Ave.  
Chicago, IL

Property Address:

13517 South Buffalo  
Chicago, IL 60633

Property Tax ID#: 26-31-412-055-0000

## SPECIAL WARRANTY DEED

Pursuant to provisions of 38 U.S.C. 3729 (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 26th day of May 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 **SERGIO CERVANTES** and **MARIA  
CERVANTES**, husband and wife, not as joint tenants or as tenants in common, but as tenants by  
the entirety, residing at 13517 S. Buffalo Chicago IL 60633 hereinafter  
called **GRANTEES**:

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

B 7/15  
62170 Ticker  
10/4

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	00362.25	FP 102803
# 0000013819		

CITY OF CHICAGO



CITY TAX

JUN. - 2.10

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00034.50	FP 102809
# 0000003913		

STATE OF ILLINOIS



STATE TAX

JUN. - 2.10

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00017.25	FP326707
# 0000003907		

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



COUNTY TAX

JUN. - 2.10

REVENUE STAMP

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GRANTOR, for and in consideration of the sum of TEN  
 \_\_\_\_\_ and 10.00 /100 DOLLARS (\$ 10.00 ) and other valuable  
 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns,  
 remiss, releases, conveys and confirms unto the GRANTEES, all that certain land, situated in  
 Cook County, Illinois, viz:

**LOTS 38, 39 AND 40 IN BLOCK 20 IN CALUMENT AND CHICAGO CANAL AND  
 DOCK COMPANY'S SUBDIVISION OF THE NORTHEAST ¼ OF THE SOUTHEAST  
 ¼ AND THE NORTH 5 ACRES OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF  
 SECTION 31, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL  
 MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS  
 AFFAIRS, BY DEED RECORDED 4-23-10 AS DOCUMENT NUMBER  
1011335141 IN COOK COUNTY, ILLINOIS.**

Property Address: 13517 South Buffalo, Chicago, IL 80633  
*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.

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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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 27th day of May, 2010.

Signed, sealed and delivered in our presence:

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

*Sandra Colgrove*

Sandra Colgrove  
Printed Name

*Charia Turner*

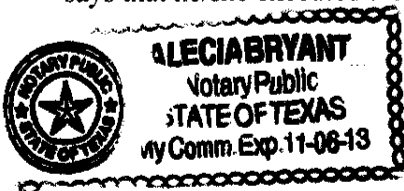
Charia Turner  
Printed Name

By: *Neo'Neshia Stoval*  
Neo'Neshia Stoval, Assistant Secretary  
Printed Name  
The Secretary's Duly Authorized Property Management Contractor, Countywide Home Loans Servicing, L.P., nka BAC Home Loans Servicing, L.P., pursuant to a delegation of authority found at 38 C.F.R. 36.4845(f)

STATE OF TEXAS }

COUNTY OF COLLIN }

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 27th day of May, 2010, the undersigned authority, personally appeared Neo'Neshia Stoval, who is the Secretary's Duly Authorized Property Management Contractor, Countywide Home Loans Servicing, L.P., nka BAC Home Loans Servicing, L.P., pursuant to a delegation of authority found at 38 C.F.R. 36.4845(f) acting 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



*Alecia Bryant*  
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.**