

# UNOFFICIAL COPY

After Recording Return to:

Bridget Heywood  
3340 Oakley Ave  
Chicago, IL 60618  
#2N



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

Doc#: 1016140160 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/10/2010 12:00 PM Pg: 1 of 3

Mail Tax Statements To:

Bridget Heywood  
10633 S. Vernon  
Chicago IL 60628

Property Address:

10633 South Vernon Avenue  
Chicago, IL 60628

Property Tax ID#: 25-15-224-011

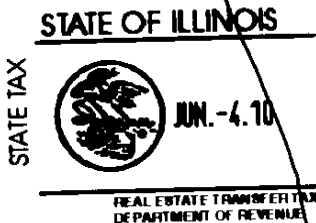
## SPECIAL WARRANTY DEED

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 for enclosure property)

This SPECIAL WARRANTY DEED, executed this 25th 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 BRIDGET HEYWOOD, a  
single/married/unmarried woman, residing at 3340 Oakley Ave 2N Chicago, IL  
60618, 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 FORTY FIVE THOUSAND SIX  
HUNDRED and 00/100 DOLLARS (\$45,600.00) and other valuable considerations, receipt



|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 0004600                     |
| # 0000034044                |
| FP326652                    |

e 1 of 3

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Rd., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

2  
SB

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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 2252 IN FREDERICK H. BARTMETT'S GREATER CHICAGO SUBDIVISION NO. 5 BEING A SUBDIVISION OF THAT PART LYING WEST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY OF THE EAST 3/4 OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, BY DEED RECORDED \_\_\_\_\_ AS DOCUMENT NUMBER \_\_\_\_\_ IN COOK COUNTY, ILLINOIS.**

Property Address: 10633 South Vernon Avenue, Chicago, IL 60626  
*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.**

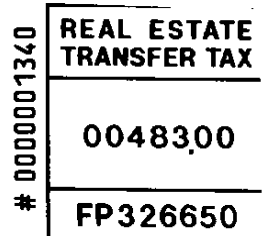
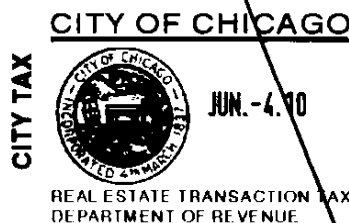
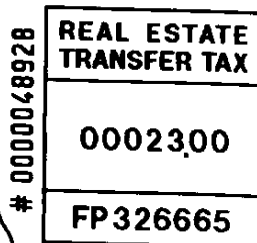
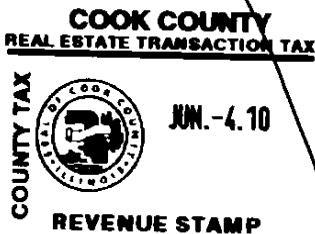
*This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.*

*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.

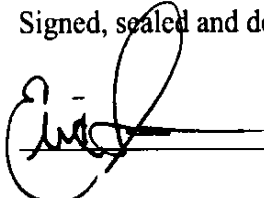


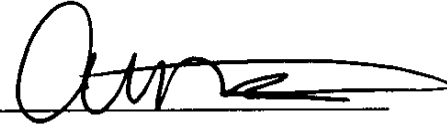
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IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 25th day of May, 2010.

Signed, sealed and delivered in our presence:

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

  
Eric Sims  
Printed Name

By: 

  
Charia Turner  
Printed Name

Amy Spriet, Asst 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 25th day of May, 2010, the undersigned authority, personally appeared Amy Spriet, 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.



**STEPHANIE ALLEN**  
Notary Public  
STATE OF TEXAS  
4y Comm. Exp. 10-02-13

  
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.**