

UNOFFICIAL COPY

First American Title

Order # 2140901 *lot*



1104912241B

After Recording Return to:
LOUIS B. ARANDA
1035 S. YORK ROAD
BENSENVILLE, IL 60106

Doc#: 1104912241 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/18/2011 02:42 PM 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
866-755-6305

This space for recording information only

Mail Tax Statements To:
Yuliana Serna
Cristian Serna
6824 Crandall Avenue
Worth, IL 60482

Property Tax ID#: 24-18-307-023-0000 Vol. 0245

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 31st day of January 2011, 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 YULIANA SERNA, a single man, and his sister, ^RCRISTIAN SERNA, a single woman, residing at 6824 Crandall Avenue, Worth, Illinois 60482, hereinafter called **GRANTEES**: *, IN JOINT TENANCY,*

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.

GRANTOR, for and in consideration of the sum of ONE HUNDRED THIRTY ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$131,500.00) 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


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INT 10

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STATE TAX

STATE OF ILLINOIS

FEB. 11. 11



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

00131.50

FP 103027


000010000 #

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

FEB. 11. 11



REVENUE STAMP

REAL ESTATE TRANSFER TAX

00065.75

FP 103028

000010000 #

Property

COOK COUNTY Clerk's Office

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Cook County, Illinois, viz:

LOT 7 IN WARREN J. PETERS GREEN ACRES, BEING A SUBDIVISION OF THE SOUTH ½ OF LOT 1 IN ADAMS SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 37 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, BY DEED RECORDED OCTOBER 21, 2010 AS DOCUMENT NUMBER 1029431040 IN COOK COUNTY, ILLINOIS.

Property Address: 6824 Crandall Avenue, Worth, Illinois 60482
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 Grantees 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 Grantees 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 31st day of January, 2011.

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

By: 

Alice Chin, Asst Secretary

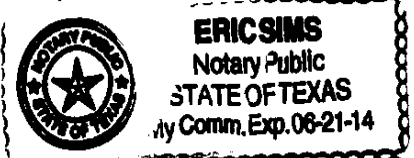
Printed Name and Title

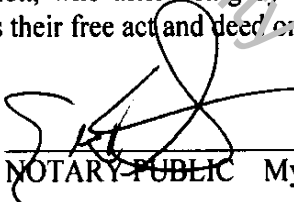
The Secretary's Duly Authorized Property Management Contractor, Countywide Home Loans Servicing, L.P., nka BAC Home Loans Servicing, L.P., pursuant to a delegation of authority found at 38 C.F.R. § 36.4345(f)

STATE OF TEXAS }

COUNTY OF COLLIN }

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 31st day of January, 2011, the undersigned authority, personally appeared Alice Chin, 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. § 36.4345(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 on behalf of said Secretary.




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.**