

# UNOFFICIAL COPY



Doc#: 1105435087 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/23/2011 03:05 PM Pg: 1 of 3

After Recording Return to:  
Miriam Desarden  
1354 N Cicero  
Chicago IL 60651

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:  
Miriam Desarden

Property Tax ID#: 16-04-215-032-0000

1354 N Cicero  
Chicago, IL 60651

## NON WARRANTY DEED

BOX 15

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 NON WARRANTY DEED, executed this 18<sup>th</sup> day of December 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 to MIRIAM DESARDEN, a single married/unmarried person, residing at  
2219 N. Kedzie Chicago, IL 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 Twelve Thousand Five Hundred and  
00/100 DOLLARS (\$12,500.00) and other valuable considerations, receipt whereof is hereby  
acknowledged, hereby grants, bargains, sells assigns, remises, releases, conveys and confirms  
unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

LOT 2 IN RESUBDIVISION OF LOTS 1 TO 10 BLOCK 1 IN MILLS AND SONS SUBDIVISION  
ON THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST, OF THE THIRD PRINCIPLE  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

**FIDELITY NATIONAL TITLE**

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS  
AFFAIRS, BY DEED RECORDED December 3, 2010 AS DOCUMENT NUMBER  
1033744112 IN THE OFFICIAL RECORDS OF COOK COUNTY, ILLINOIS.

Property Address: 1354 North Cicero Avenue, Chicago, IL 60651  
The legal description was obtained from a previously recorded instrument.


SC  
INT  
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D

PROPERTY NATIONAL TITLE 12/23/2010 12:21:38 PM How lot 1

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**CITY OF CHICAGO**  
 CITY TAX




FEB. -4.11  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00037.50	FP 102803
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# 000000367

**STATE OF ILLINOIS**  
 STATE TAX




FEB. -4.11  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00012.50	FP 102809
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# 000005547

**COOK COUNTY**  
 COUNTY TAX



FEB. -4.11  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00006.25	FP 326707
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# 000005538

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# UNOFFICIAL COPY

**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.**

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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 18 day of December, 2010.

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

By: [Signature]  
Pennie Clayton, Asst./Sec/  
Printed Name 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 18th day of December, 2010, the undersigned authority, personally appeared December, 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



**SHELIA EWING**  
Notary Public  
STATE OF TEXAS

[Signature]  
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.