

# UNOFFICIAL COPY

## Special Warranty Deed

11-0747 CM

THIS AGREEMENT, made this 13<sup>th</sup> day of May, 2011, between SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA duly authorized to transact business in the State of Illinois, party of the first part, and JAMES P. SULLIVAN, JR. of HARVEY IL, party of the second part,



Doc#: 1114534024 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/25/2011 08:58 AM Pg: 1 of 3

WITNESSETH, that the party of the first part, for and in consideration of the sum of TWENTY NINE THOUSAND NINE HUNDRED Dollars (\$29,900.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to a delegation of authority contained in 38 C.F.R. Section 36.4845(f) by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, James P Sullivan JR., not as joint tenants or as tenants by the entirety, and to his/her/their heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook, State of Illinois, known and described as follows to wit:

### Legal Description:

THE EAST 60 FEET OF LOT 7 IN BLOCK 4 IN OLIVER L. WATSON'S SECOND COTTAGE HOME ADDITION TO HAZEL CREST, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 29-29-301-008 0000

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COMMONLY KNOWN AS: 1218 WEST 173RD STREET, EAST HAZEL CHEST, IL 60429.


Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenance: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And to the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to;

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Property of Cook County Clerk's Office

**COOK COUNTY**  
**REAL ESTATE TRANSFER TAX**  
 COUNTY TAX  
  
 MAY.23.11  
**REVENUE STAMP**

# 000001654

<b>REAL ESTATE TRANSFER TAX</b>
0001500
FP 103042

**STATE OF ILLINOIS**  
 STATE TAX  
  
 MAY.23.11  
**REAL ESTATE TRANSFER TAX**  
 DEPARTMENT OF REVENUE

# 000001804

<b>REAL ESTATE TRANSFER TAX</b>
0003000
FP 103037

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents pursuant to delegation of authority contained in 38 C.F.R. Section 36.4845(f) by the day and year first above written.

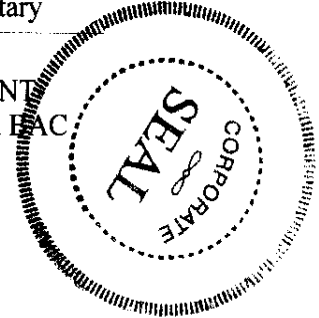
Pursuant to Provisions of 38 U.S.C. 3720(a)(6), The Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA

By: Alecia Bryant Attest: Pennie Clayton [SEAL]  
 Its: Alecia Bryant, Assistant Secretary Its: Pennie Clayton, Assistant Secretary

BY THE SECRETARY'S DULY AUTHORIZED PROPERTY MANAGEMENT CONTRACTOR, COUNTRYWIDE HOME LOANS SERVICING, L.P., NKA BAC HOME LOANS SERVICING, L.P., PURSUANT TO A DELEGATION OF AUTHORITY CONTAINED IN 38 C. F. R. 36.4345 (F)

BY:  
TITLE:



STATE OF TEXAS )  
) SS

COUNTY OF COLLIN )

I, Shelia Ewing, hereby certify that on this date before me personally appeared Alecia Bryant, pursuant to a delegation of authority contained in 38 C.F.R. Section 36.4845(f), to me known to be the person who executed the foregoing Instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and demand of said Secretary and \_\_\_\_\_, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the delegation of authority contained in 38 C.F.R. Section 36.4845(f) as their free and voluntary act, and as the free and voluntary act and deed of the SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, for the uses and purposes therein set forth.

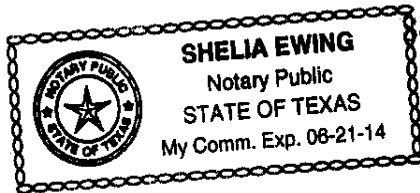
Given under my hand and official seal, this 13th day of May, 2011.

Shelia Ewing

Notary Public  
My commissions Expires: 6-21-14

[NOTARIAL SEAL]

Mail To:



Prepared By:

Send Subsequent Tax Bill To:

JAMES SULLIVAN  
16201 JEFFERSON  
HARVEY, IL 60426

MAIL TO FRED BECKER, 136 PULASKI, LAWRENCEVILLE, GA 30046  
PREPARED BY FRANCIS MCKINNEY, 1355 TERRELL MILL ROAD  
MARIETTA, GA 30067