

# UNOFFICIAL COPY



Doc#: 1130747051 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/03/2011 03:03 PM Pg: 1 of 5

Recording requested by:

and when recorded, please return this deed  
and tax statements to:

EARL ROBERT  
1060 LAKE ST  
HANOVER PARK IL 60133

11-2  
GIT

1707462 bms 1/1

Above reserved for official use only

## SPECIAL WARRANTY DEED

This Indenture, made on the 26th day of October, 2011 by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter referred to as Grantor, and Amit Patel whose address is 5 Juniper Court, Streamwood, Illinois 60107, hereinafter referred to as Grantee.

THE GRANTOR FOR A VALUABLE CONSIDERATION, in the amount of FIFTY THOUSAND ONE HUNDRED AND 00/100 DOLLARS (\$50,100.00) in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and SPECIALLY WARRANTS to Grantee all right, title, interest and claim to the following real estate in the City of Hanover Park, County of Cook, State of Illinois with the following legal description:

SEE EXHIBIT "A"

More commonly known as: 1352 Kingsbury Drive U3, Hanover Park, Illinois, 60133

Tax/Parcel Identification: 07303000091030

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Permanent Index Number(s) 07303000091030

Property Address: 1352 Kingsbury Drive U3, Hanover Park, Illinois 60133

599

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EXECUTED this day of October 26, 20 11

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

**By the Secretary's duly authorized property management contractor, Bank of America N.A., successor by merger to BAC Home Loans, Servicing LP, FKA Countrywide Home Loans Servicing LP,**

**Pursuant to a delegation of Authority found at 38 C.F.R. § 36.4345(f)**

Date: 10/26/2011

Signature: 

Printed Name: Eric Sims, Asst VP

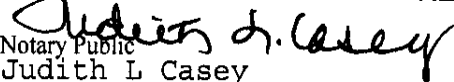
State of Texas } ss.  
County of Collin

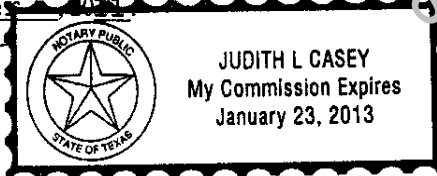


**Notary Acknowledgment:**

On this date, before me personally appeared Eric Sims, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4345(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 deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 26th day of October, 2011

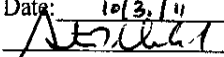
  
Notary Public  
Judith L Casey  
My term expires: 1-23-13



This instrument was prepared by:

Alivia Kassab Arabo, Esq  
The Law Offices of Kassab Arabo, PLLC  
6775 Daly Road, Suite 104  
West Bloomfield, MI 48326

EXEMPT under provisions of Illinois Compiled Statutes, Chapter 35 ILCS, Paragraph 200/31-45  
Paragraph B

Date: 10/3/11  
  
Buyer, Seller or Representative

MAIL TAX bill to:  
AMIT Patel  
1352 Kingsbury Dr. #3  
HANOVER PK IL 60137

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Tax Statements for the real property described in this instrument should be sent to the Grantee at the address stated in the foregoing deed.

**MUNICIPAL TRANSFER STAMP (If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP (If Required)**

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**SC TITLE, INC.**

A Policy Issuing Agent of Chicago Title Insurance Company

**ALTA COMMITMENT - SCHEDULE A (CONT.)**

**ORDER NUMBER:**

1301 001707462 SCT

**EFFECTIVE DATE:**

October 6, 2011

## EXHIBIT "A"

PARCEL 1: UNIT 3 IN BUILDING 75 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LARKSPUR 3 CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22294486, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 22294487 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

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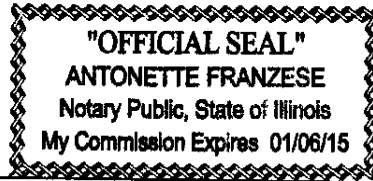
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10/10/11

Signature: *[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me  
by the said undersigned  
dated 10/10/11



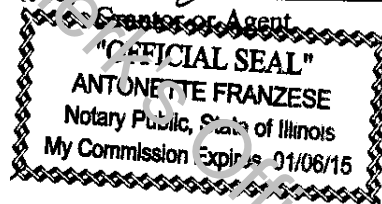
Notary Public *[Handwritten Signature]*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10/10/11

Signature: *[Handwritten Signature]*

Subscribed and sworn to before me  
by the said undersigned  
dated 10/10/11



Notary Public *[Handwritten Signature]*

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.