



Doc#: 1134042045 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/06/2011 10:07 AM Pg: 1 of 3

After Recording Return to:



Prepared:
P. DeSantis, Esq
235 West Brandon Blvd., #191
Brandon, Florida 33511
866-755-6300

This space for recording information only

Mail Tax Statements To:
Jose Contreras Melgoza
8238 South Lockwood Avenue
Burbank, IL 60459

BOX 15

Property Tax ID#: 19-33-111-029-0000

FIDELITY NATIONAL TITLE

SPECIAL WARRANTY DEED

Exempt from taxation pursuant to Chp. 36 ILCS 200/31-45 (b)
& 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 acquired by a government body)

This SPECIAL WARRANTY DEED, executed this 9th day of November 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 JOSE CONTRERAS MELGOZA, a
single/married/unmarried man, residing at 8238 South Lockwood Avenue, Burbank, IL 60459,
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 NINETY-FIVE THOUSAND and
00/100 DOLLARS (\$95,000.00) and other valuable considerations, receipt 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:

P 3
S N
SC Y
INT R

052000093
1 of 1
FIDELITY NATIONAL TITLE

City of Burbank

\$ 475.00 FOUR HUNDRED SEVENTY FIVE
DOLLARS & 00/100

11/22/11

Real Estate Transaction Stamp

REAL ESTATE TRANSFER

11/22/2011



COOK \$47.50
ILLINOIS: \$95.00
TOTAL: \$142.50

19-33-111-029-0000 | 20111101602165 | 24RV59

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LOT 219 IN FRANK DE LUGACH'S 79TH CICERO GOLF VIEW A SUBDIVISION OF THE EAST ¼ OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO MIDDLE 1/3 OF THE NORTH 60 ACRES OF THE EAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 33, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MIDDLE 1/3 BEING THE WEST ½ OF THE EAST 2/3 OF SAID NORTH 60 ACRES ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 1941 AS DOCUMENT 12.750.971 IN COOK COUNTY, ILLINOIS

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED _____ IN BOOK _____ PAGE _____ / INSTRUMENT NO. _____ IN THE OFFICIAL RECORDS OF COOK COUNTY, ILLINOIS.

Property Address: 8238 South Lockwood Avenue, Burbank, IL 60459
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.

The undersigned persons executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute

UNOFFICIAL COPY

and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

Dated this 9th day of November, 2011

GRANTOR:

Recording state does not require witnesses.

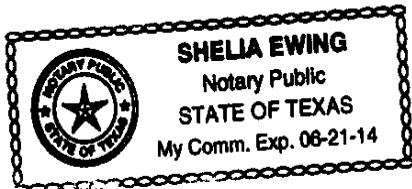
THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America

By: *Stephanie Allen*
Stephanie Allen, AVP

Printed Name **Title**
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)

STATE OF TEXAS
COLLIN COUNTY

ACKNOWLEDGED AND EXECUTED BEFORE ME, this 9th day of November, 2011, the undersigned authority, personally appeared Stephanie Allen, who is 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) acting on behalf of The Secretary Of Veterans Affairs, with full authority to act in this transaction, who is known to me or who has shown _____ as identification, who acknowledged that he/she executed the same as their free act and deed of said Secretary



Shelia Ewing
NOTARY PUBLIC
My Commission Expires 6-21-14

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by 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) nor was any 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. In some instances, the conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.