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After Recording Return to:

Doc#: 1214355021 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/22/2012 11:39 AM Pg: 1 of 4

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

PTC 114251071

This space for recording information only

Mail Tax Statements To:
Jeffrey S. Mallory
M. Rachel Miller
130 South Canal Street, #207
Chicago, IL 60606

Property Tax ID#: 17-16-108-033-1177

SPECIAL WARRANTY DEED

**Exempt from taxation pursuant to Chap. 36 ILCS200/31-45 (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 via foreclosure
property acquired by a government body)**

This SPECIAL WARRANTY DEED, executed this 18th day of April 2012, 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 JEFFERY S. MALLORY, a single/married/unmarried person, and M. RACHEL MILLER, a single/married/unmarried person, residing at 130 South Canal Street, #207, Chicago, IL 60606, hereinafter called GRANTEES:

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 SEVENTY THOUSAND ONE HUNDRED and 00/100 DOLLARS (\$170,100.00) 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 Cook County, Illinois, viz:

PARCEL 1:
**UNIT 821 IN THE METROPOLITAN PLACE CONDOMINIUM AS DELINEATED ON
A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK**

PRECISION TITLE

CR-3-16-4T

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50 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99214670, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

parking space 134
 THE (EXCLUSIVE) RIGHT TO THE USE OF ¹³⁴ A, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99214670.

PARCEL 3:

NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS EGRESS, USE, ENJOYMENT AND SUPPORT AS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 99214669 OVER UPON AND UNDER PREMISES DESCRIBED THEREIN.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, BY DEED RECORDED DECEMBER 23, 2010 AS DOCUMENT NUMBER 1035722047 IN COOK COUNTY, ILLINOIS.

Property Address: 130 South Canal Street #821, Chicago, IL 60606
 The legal description was obtained from a previously recorded instrument.

P.I.N.: 17-16-108-033-1177

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 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

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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 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 18th day of April, 2012.

Recording state does not require any witness:

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

By: [Signature]
Eric Sims, Asst, VP

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)

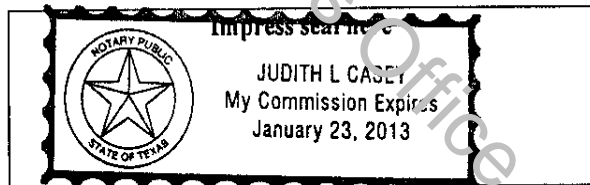
STATE OF ILLINOIS COUNTY OF Cook
THIS TRANSFER EXEMPT ACCORDING TO
35 ILCS 200/31-45 PARAGRAPH (b)
ILLINOIS REAL ESTATE TRANSFER ACT
[Signature]
SELLER, BUYER OR AGENT
4/18/12
DATE

STATE OF Texas
Collin COUNTY

ACKNOWLEDGED AND EXECUTED BEFORE ME, this 18th day of April, 2012, the undersigned authority, personally appeared Eric Sims, 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.

Given under my and official seal this 18th day of April, 2012.

[Signature]
Notary Public My commission expires:
Judith L Casey 1-23-13



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 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.

REAL ESTATE TRANSFER	05/21/2012
CHICAGO:	\$1,278.75
CTA:	\$0.00
TOTAL:	\$1,278.75

REAL ESTATE TRANSFER	05/21/2012
COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

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STATEMENT BY GRANTOR AND GRANTEE

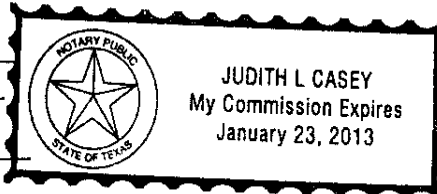
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorize to do business or acquire and hold title to real estate 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 April 18, 2012

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Eric Sims, Asst VP
this 18th day of April, 2012

Notary Public Judith L Casey
Judith L Casey



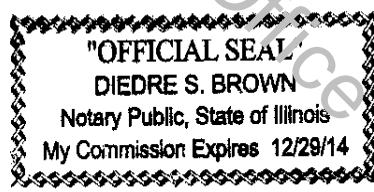
The Grantee of his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 19, 2012

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed an sworn to before me
by the said [Handwritten Signature]
this 17 day of April, 2012

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.

(Attached 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.)