

# UNOFFICIAL COPY



1303647030

Doc#: 1303647030 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/05/2013 09:03 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED

Exempt from taxation pursuant to  
Chap. 35 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  
was foreclosed property acquired  
by a government body)

Mail to:

Raza Naseri  
107 Black Hill Dr  
Streamwood IL 60107

Name and Address of Tax Payer:

Raza Naseri  
107 Black Hill Drive  
Streamwood, IL 60107

This space for recording information only

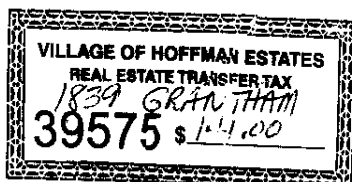
This SPECIAL WARRANTY DEED, executed this 5<sup>th</sup> day of November, 2012,  
THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America,  
whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter referred  
to as **GRANTOR**, conveys and special warrants to RAZA NASERI, a single/married/unmarried  
person, residing at 107 Black Hill Drive, Streamwood, IL 60107, hereinafter referred to as  
**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 FORTY-SIX THOUSAND ONE  
HUNDRED and 00/100 DOLLARS (\$46,100.00) and other valuable considerations, receipt  
whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remise, releases,  
conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County,  
Illinois, viz:

### PARCEL 1:

UNIT 1, AREA 16, LOT 1, IN BARRINGTON SQUARE UNIT NUMBER 1, BEING A  
SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 41  
NORTH, RANGE 10, EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO  
THE PLAT THEREOF RECORDED NOVEMBER 14, 1969, AS DOCUMENT NO.  
21013529, IN COOK COUNTY, ILLINOIS.



Mail To: 107  
Carrington Title Partners, LLC  
1919 S. Highland Ave., Ste 315-B  
Lombard, IL 60148  
(630)317-0049  
459

**UNOFFICIAL COPY****PARCEL 2:**

**EASEMENT APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AS DEFINED IN DECLARATION RECORDED JUNE 8, 1970, AS DOCUMENT NO. 21178177.**

**BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, BY DEED RECORDED 07/03/2012 AS DOCUMENT NUMBER 1218539063 IN THE CLERK'S OFFICE IN THE OFFICIAL RECORDS OF COUNTY OF COOK, ILLINOIS.**

**Property Address:** 1839 Grantham Place, Hoffman Estates, IL 60169

**Permanent Index Number#:** 07-07-202-001

*The legal description was obtained from a previously recorded instrument or was provided by agent for grantor.*

**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.**

**FURTHER SUBJECT TO ALL MATTERS OF RECORD.**

*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.*

**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 is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies 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.

**Signature Page Follows**

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IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 5<sup>th</sup> day of November, 2012.

*Recording state does not require witnesses.*

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

By: 

Mandy Lynn George, Asst. Vice President  
**Printed Name Title**

*By the Secretary's duly authorized property Management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)*

STATE OF Texas  
Denton COUNTY

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Mandy Lynn George, on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known or has shown \_\_\_\_\_ as identification, and is the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she 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 5<sup>th</sup> day of November, 2012.

  
Notary Public

My Commission Expires: 7/26/16

IMPRESS SEAL HERE

\_\_\_\_\_  
COUNTY - ILLINOIS TRANSFER STAMP

No title search was performed on the subject property by the preparer of this document. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party. Information contained in this instrument was provided to preparer by an agent for said Grantor. Preparer is not responsible for scheduling the 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.

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

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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 Nov. 5, 2012

Signature: Veronica Luevano

Subscribed and sworn before me by Veronica Luevano  
This 5th day of Nov,  
2012.

[Signature]  
Notary Public



The grantee or his agent affirms and verifies 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 Nov 5, 2012

Signature: Veronica Luevano

Subscribed and sworn before me by Veronica Luevano  
This 5th day of Nov,  
2012.

[Signature]  
Notary Public



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, of exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)