

UNOFFICIAL COPY



1346344 1/1 When recorded, mail to: LOZA LAW 2500 E. DEVON AVE, SUITE 200 DES PLAINES, IL 60018	
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Doc#: 1401445000 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/14/2014 08:15 AM Pg: 1 of 3

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

For the consideration of One Hundred Eleven Thousand and 00/100 (\$111,000.00) Dollars, The Secretary of Veterans Affairs, an officer of the United States of America, whose address is DEPARTMENT OF VETERANS AFFAIRS, 810 VERMONT AVE NW, WASHINGTON, DC 20420 (the "Grantor"), does hereby convey to M & A Builders & Remodeling, Inc. of the city of GLENVIEW, county of COOK, and state of ILLINOIS (the "Grantee(s)"), the following described property situated in the county of Cook, State of Illinois, to wit:

LOT 6 (EXCEPT THE EAST 1.50 FEET THEREOF) AND THE EAST 1.50 FEET OF LOT 7 IN BLOCK 53 IN CORNELL, A SUBDIVISION IN SECTIONS 26 AND 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Being the same property conveyed to The Secretary of Veterans Affairs by Warranty Deed In Lieu of Foreclosure recorded on 4/24/2013 at Doc #: 1311446053 with the Recorder of Cook County, Illinois.

Permanent Index No: 20-26-309-041-0000

Property Address: 845 East 76th Street, Chicago, IL 60619

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Dated this 23rd day of August, 2013.

[Signature Page Follows]

Prepared by: Kenneth W. Grzymek, Esquire (without benefit of title review). The preparer has not had any contact with the Grantor or Grantee(s), and did not provide legal advice to any party. Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation.

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

By: _____

Ashley Brent

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. 36.435(f)

ACKNOWLEDGMENT

STATE OF Texas)

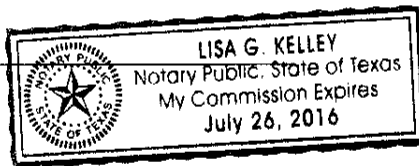
COUNTY OF DeWitt)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Ashley Brent 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 know, 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 23rd day of August, 2013.

Notary Public

My Commission Expires: _____



Send subsequent tax bills to:

M+A BUILDERS + REMODELING INC
714 GLENWOODS LANE
GLENVIEW, IL 60025

REAL ESTATE TRANSFER 01/10/2014



CHICAGO: \$0.00
CTA: \$0.00
TOTAL: \$0.00

20-26-309-041-0000 | 20140101601662 | B37WZF

REAL ESTATE TRANSFER 01/13/2014



COOK \$0.00
ILLINOIS: \$0.00
TOTAL: \$0.00

20-26-309-041-0000 | 20140101601662 | XV0WS4

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LEGAL DESCRIPTION

LOT 6 (EXCEPT THE EAST 1.50 FEET THEREOF) AND THE EAST 1.50 FEET OF LOT 7 IN BLOCK 53 IN CORNELL, A SUBDIVISION IN SECTIONS 26 AND 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:
845 East 76th Street
Chicago, IL 60619

PIN#: 20-26-309-041-0000

Property of Cook County Clerk's Office