

# UNOFFICIAL COPY



When recorded, mail to:  
GRANTEE  
2125 E. 83<sup>rd</sup> Street  
Chicago, IL 60617  
(if blank, closing agent must complete)

Doc#: 1406422152 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/05/2014 03:15 PM Pg: 1 of 3

Space above this line for Recorder's Use

## SPECIAL WARRANTY DEED

For the consideration of \$6,000.00, 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 STELLA EQUITIES, LLC, an Illinois Limited Liability Company, of the city of CHICAGO, 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 TEN (10) IN BLOCK TWO (2) IN WALLER'S SUBDIVISION OF LOTS ONE TO TWENTY-FOUR (1 TO 24) BOTH INCLUSIVE IN BLOCK ONE AND LOTS ONE TO TWENTY FOUR AND THIRTY ONE TO FORTY EIGHT (1 TO 24, 31 TO 48) BOTH INCLUSIVE IN BLOCK TWO (2) IN MEKKERS ADDITION TO HYDE PARK A SUBDIVISION OF THE SOUTHWEST QUARTER (EXCEPT THE WEST TWENTY-FIVE FEET THEREOF) OF THE NORTHEAST QUARTER OF SECTION 31 TOWNSHIP 38 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN COOK COUNTY, ILLINOIS.

Being the same property conveyed to The Secretary of Veterans Affairs by instrument recorded on 6/5/2013 at Doc#: 1315644065 with the Recorder of Cook County, Illinois.

Permanent Index No: 21-31-223-010

Property Address: 8127 S Coles Ave., Chicago, IL 60617

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 21<sup>st</sup> day of February, 2014

[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.

REO 45672

14-00024K

**NORTH AMERICAN  
TITLE CO.**

EXEMPT UNDER PROVISIONS OF PARAGRAPH B SECTION 31-45  
REAL ESTATE TAX LAW

3/3/2014  
DATE

[Signature]  
BUYER, SELLER OR REPRESENTATIVE

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER**

03/03/2014



<b>COOK</b>	\$0.00
<b>ILLINOIS:</b>	\$0.00
<b>TOTAL:</b>	\$0.00

21-31-223-010-0000 | 20140101601515 | 35M92R

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

By: Ashley Brent  
**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. 36.4345(f)*

### ACKNOWLEDGMENT

STATE OF TEXAS )  
COUNTY OF Denton )

**REAL ESTATE TRANSFER**

03/03/2014



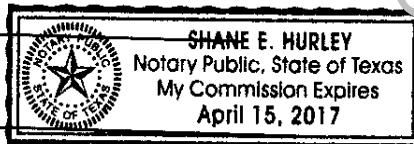
<b>CHICAGO:</b>	\$45.00
<b>CTA:</b>	\$0.00
<b>TOTAL:</b>	\$45.00

21-31-223-010-0000 | 20140101601515 | XJSG77

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Ashley Brent or 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 20th day of February, 2014.

SE Hurley  
Notary Public



My Commission Expires: \_\_\_\_\_

Send subsequent tax bills to:  
Grantee

Stella Equities, LLC  
2125 E 83rd Street  
Chicago IL 60617

mail to:

Nicholas J. Hynes  
Hynes Law Group, PC.  
6650 N North West Hwy, Suite 106  
Chicago IL 60631

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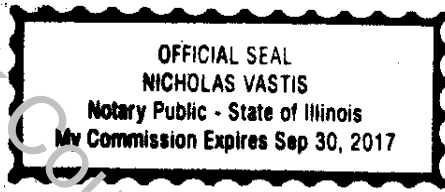
## Statement by Grantor and Grantee

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 3-5, 2014 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me and by the said \_\_\_\_\_  
This 5<sup>th</sup> day of March, 2014

Notary Public: [Signature]

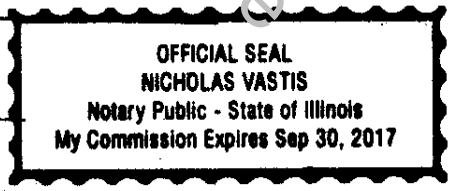


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Dated 3-5, 2014 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me and by the said \_\_\_\_\_  
This 5<sup>th</sup> day of March, 2014

Notary Public: [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 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).