



Doc#: 1412801074 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/08/2014 12:27 PM Pg: 1 of 3

When recorded, mail to
Waypoint Homes
Attn: Due Diligence
P.O. Box 1226
Oakland, CA 94604-1226

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

For the consideration of \$77,000.00, The Secretary of Veterans Affairs, an officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420 (the "Grantor"), does hereby convey to Inverclyde, LLC, a Delaware Limited Liability Company, whose address is 215 W. Superior St. Suite 300, Chicago, IL 60654 (the "Grantee(s)"), the following described property situated in the county of Cook, State of Illinois, to wit:

LOT 96 IN HUGUELET'S THIRD ADDITION TO SOUTH HOLLAND BEING A SUBDIVISION OF PART OF LOTS 2 AND 3 IN VOLBRECHT'S SUBDIVISION OF THAT PART OF THE NORTH WEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH AND WEST OF THORN CREEK AND OF THAT PART OF THE NORTH EAST 1/4 OF SECTION 26 IN SAID TOWNSHIP LYING NORTH OF THORN CREEK (EXCEPT THE WEST 881 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED MAY 24, 1985 AS DOCUMENT NUMBER 222979, IN COOK COUNTY, ILLINOIS

Being the same property conveyed to The Secretary of Veterans Affairs by instrument recorded on 10/25/2013 at Doc#: 1329846044 with the Recorder of Cook County, Illinois.

Permanent Index No: 29-26-209-007

Property Address: 17049 Creager Ave., South Holland, IL 60473

Grantee, by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

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 24th day of April, 2014

11 FIRST AMERICAN TITLE
ORDER # 2534868

[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 48858

Prepared By: **Bettters Law Firm PLLC**, 10936 Lasso Lane
Houston, TX 77079

SY
P 3/66
S N
SC
INTA

UNOFFICIAL COPY

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)

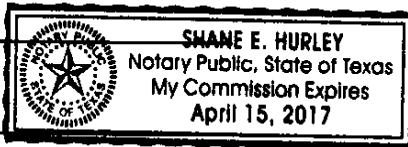
ACKNOWLEDGMENT

STATE OF *TEXAS*)
COUNTY OF *DUSTON*)

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 known as 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 *24th* day of *April*, 20*14*

S. E. Hurley
Notary Public



My Commission Expires: _____

Send subsequent tax bills to

Waypoint Homes
Attn: Due Diligence
P.O. Box 1226
Oakland, GA 94604-1226

This deed is exempt under the provisions of Section B of the Illinois Transfer Tax Act.
Dana Smith 4/28/14

REAL ESTATE TRANSFER

04/30/2014



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

UNOFFICIAL COPY

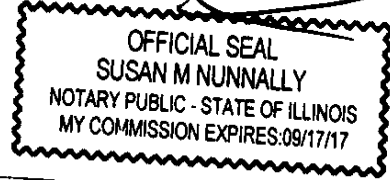
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 4-28, 2014

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 30th day of APRIL, 2014.
Notary Public Susan M. Nunnally

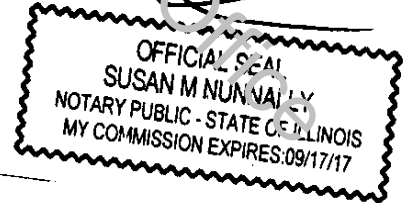


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 4-28, 2014

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 30th day of APRIL, 2014.
Notary Public Susan M. Nunnally



Note: Any person who knowingly submits a false statement concerning the identity of 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 if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)