

# UNOFFICIAL COPY



Doc#: 1416216018 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/11/2014 10:59 AM Pg: 1 of 3

When recorded, return deed to Grantee(s) at: **CARL J. VANDENBERG**  
8410 W. 183<sup>rd</sup> Place  
Tinley Place, IL 60487  
Mail tax bills to Grantee(s) at the same address. **↑**

Space above this line for Recorder's Use

## SPECIAL WARRANTY DEED

For the consideration of \$121,000.00, 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 Carl J. Vandenberg, whose address is 8410 W. 183<sup>rd</sup> Place, Tinley Place, IL 60487 (the "Grantee(s)"), the following described property situated in the county of Cook, State of Illinois, to wit:

LOT 22 IN BLOCK 6 IN BARRETT BROTHERS ADDITIONS TO TINLEY PARK, SECTION 31, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1956 AS DOCUMENT 16664915 IN COOK COUNTY, ILLINOIS. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to The Secretary of Veterans Affairs by instrument recorded on 1/29/2014 at Instrument No. 1402934094 with the Recorder of Cook County, Illinois.

Permanent Index No: 28-31-108-022

Property Address: 6864 W 175<sup>th</sup> Pl., Tinley Park, IL 60477. This address is provided for informational purposes only.

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 23<sup>rd</sup> day of May, 2014.

[Signature Page Follows]

REO 55078

**PNIN**  
**70 W MADISON STE 1600**  
**CHICAGO IL 60602**

THIS DOCUMENT REPRESENTS A  
TRANSACTION EXEMPT UNDER THE  
PROVISIONS OF SECTION 4-1.1-01  
OF THE REAL ESTATE TRANSFER ACT

DATED 05/23/2014  
[Signature]  
REPRESENTATIVE

S  
P  
S  
SC  
INT

# UNOFFICIAL COPY

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

By: *Ashley Brent*  
**Ashley Brent**, *AIP*

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)

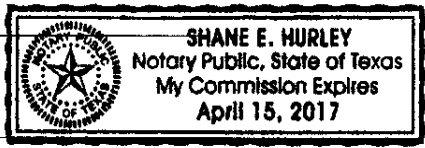
### ACKNOWLEDGMENT

STATE OF *Texas* )  
COUNTY OF *Benton* )

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* 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 *May*, 2014.

*SE Hurley*  
Notary Public



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

Prepared by: Kenneth W. Grzymek, Esquire a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with the Grantor or Grantee(s), and did not provide legal advice to the Grantee(s). 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. Any questions regarding this deed should be directed to: Better's Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/ info@betterlawfirm.com/(713) 360-6290.

<b>REAL ESTATE TRANSFER</b>	<b>05/29/2014</b>
	<b>COOK \$0.00</b>
	<b>ILLINOIS: \$0.00</b>
	<b>TOTAL: \$0.00</b>

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 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 23, 2014  
Signature: [Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me by the said Agent this 23 day of May, 2014



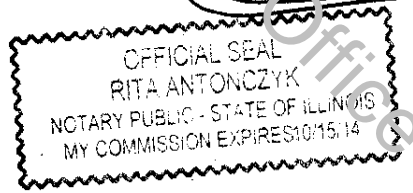
Notary Public [Handwritten Signature]

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 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 May 23, 2014  
Signature: [Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me by the said Agent this 23 day of May, 2014



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.

(Attach 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.)