

# UNOFFICIAL COPY



14050055

<p>When recorded, return deed to Grantee(s) at: 4452 S Vincennes Ave 3N Chicago, IL 60653 Mail tax bills to Grantee(s) at the same address.</p>	<p>Doc#: 1419112215 Fee: \$68.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00 Affidavit Fee: \$2.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 07/10/2014 11:32 AM Pg: 1 of 4</p>
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RETURN TO:  
Acquist Title Services, LLC  
2800 W. Higgins Rd. # 180  
Hoffman Estates, IL 60169

Space above this line for Recorder's Use

### SPECIAL WARRANTY DEED

For the consideration of \$110,375.00, 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 AEI Illinois, LLC, a Delaware Limited Liability Company, whose address is 40 Shuman Blvd., Naperville, IL 60563 (the "Grantee(s)"), the following described property situated in the county of Cook, State of Illinois, to wit:

The property described in Exhibit "A" attached hereto and incorporated herein. 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 9/18/2013 at Instrument No. 1326115079 with the Recorder of Cook County, Illinois.

Permanent Index No: 20-03-407-061-1006

Property Address: 4452 S Vincennes Avenue, Unit 3N, Chicago, IL 60653. 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 22nd day of May, 2014.

[Signature Page Follows]

REO 47080

REAL ESTATE TRANSFER 06/05/2014



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

20-03-407-061-1006 | 20140501607766 | 1N46MZ

REAL ESTATE TRANSFER 06/05/2014



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

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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. 36.4345(f)

### ACKNOWLEDGMENT

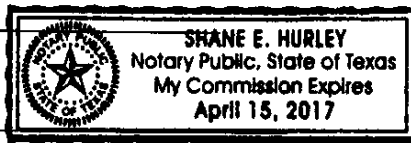
STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

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 22nd 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.

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## EXHIBIT "A"

PARCEL 1: UNIT NUMBER 4452-3 IN THE 4452-54 S. VINCENNES CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTH 23 FEET OF THE SOUTH 30 FEET OF LOT 6 IN LYDIA SIMON'S SUBDIVISION OF LOT 6 IN FANSCOTT, A SUBDIVISION OF THAT PART WEST OF VINCENNES ROAD OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF VINCENNES AVENUE, RECORDED JUNE 27, 1888, IN COOK COUNTY, ILLINOIS; AND LOT 6 (EXCEPT THE NORTH 23 FEET) AND LOT 7 (EXCEPT THE SOUTH 30 FEET THEREOF AND ALSO THE EXCEPT THE NORTH .85 FEET OF THE SOUTH 30.85 FEET OF THE WEST 67.10 FEET OF THE EAST 89.71 FEET THEREOF) IN LYDIA SIMON'S SUBDIVISION OF LOT 6 IN FANSCOTT, A SUBDIVISION BY THE OWNER OF THAT PART WEST OF VINCENNES ROAD OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 4, 2007 AS DOCUMENT NUMBER 0733815111; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 LIMITED COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

Cook County Clerk's Office

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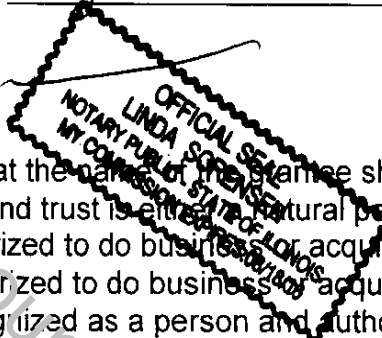
## Statement by Grantor and Grantee

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 5-22, 2014 Signature [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said agent this 22  
day of May, 2014

Notary Public [Handwritten Signature]

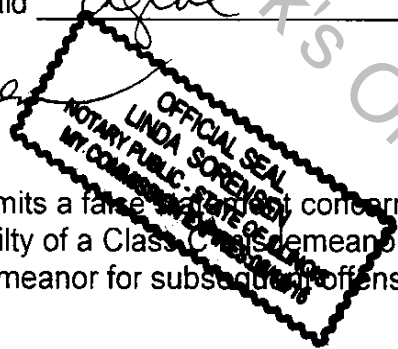


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 5-22, 2014 Signature [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said agent this 22nd  
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.