



Doc#: 1420555025 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 07/24/2014 11:22 AM Pg: 1 of 5

<p>When recorded, return deed to Grantee(s) at: 130 Ferndale Dr. Deerfield, IL 60015 Mail tax bills to Grantee(s) at the same address.</p>	
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FDSCITY 53015226

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

For the consideration of \$138,000.00, 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 Rui Tang and Jane Gong, whose address is 130 Ferndale Dr., Deerfield, IL 60015 (the "Grantee(s)"), the following described property situated in the county of Cook, State of Illinois, to wit: *was joint tenants w right of survivorship*

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 11/4/2013 at Instrument No. 1330813038 with the Recorder of Cook County, Illinois.

Permanent Index No: 03-02-417-054-0000

Property Address: 199 Stafford Dr., Wheeling, IL 60090. 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 11th day of JUNE, 2014.

[Signature Page Follows]

REO 48860

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THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: *Ashley Brent*
Ashley Brent, *AVP*

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)

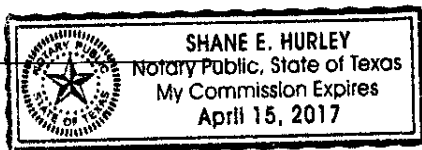
ACKNOWLEDGMENT

STATE OF *TEXAS*)
)
COUNTY OF *Denton*)

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 *11th* day of *June*, 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: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/ info@betterslawfirm.com/(713) 360-6290.

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EXHIBIT "A"

PARCEL 1: UNIT 3C LOT 3 CLUSTER 8 IN SHADOW BEND PHASE 1, A SUBDIVISION IN PART OF SECTION 1 AND 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF FILED AS DOCUMENT NUMBER LR26909785 AND RECORDED AS DOCUMENT NUMBER 22320783 AND AS AMENDED BY LR 2699912 AND DOCUMENT NUMBER 2372158, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DOCUMENT NUMBER LR2813052 AND 23114271, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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2 COMMUNITY BLVD
 Wheeling, Illinois 60090
 (847) 459-2600 • Fax (847) 459-9692

VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 199 STAFFORD DR. (03-02-417-054-0000) has paid in full all water, sewer, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: Salena Kaur

Name: Salena Kaur

Title: Utility Billing and Revenue Collection Coordinator

Date: 6/17/2014

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FIDELITY NATIONAL TITLE

900 SKOKIE BLVD #112, NORTHBROOK, ILLINOIS 60062

PHONE: (847) 480-1212

FAX: (847) 480-1943

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

Dated 7/9, 2014 Signature: Michael Freeman, agent for Sally
Grantor or Agent

Subscribed and sworn to before me by the

said _____

this 9 day of July 2014

Notary Public



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

Dated 7/9, 2014 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said Rui Tang & Jan Gong

this 9 day of July

2014

Michael Freeman
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]