

# UNOFFICIAL COPY



<p>When recorded, return deed to Grantee(s) at: 23 South 49<sup>th</sup> Avenue Bellwood, IL 60104 Mail tax bills to Grantee(s) at the same address.</p>	<p><b>Doc#:</b> 1421016045 <b>Fee:</b> \$42.00 RHSP Fee: \$9.00 APRF Fee: \$1.00 Affidavit Fee: \$2.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 07/29/2014 02:31 PM Pg: 1 of 3</p>
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REC 1401975

Space above this line for Recorder's Use

## SPECIAL WARRANTY DEED

For the consideration of \$51,500.00, 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 Grace Kannookadan, whose address is \_\_\_\_\_ (the "Grantee(s)"), the following described property situated in the county of Cook, State of Illinois, to wit:

LOT 23 IN BLOCK 20 IN HULBERT'S ST. CHARLES ROAD SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 6/23/2014 at Instrument No. 1417422090 with the Recorder of Cook County, Illinois.

Permanent Index No: 15-08-201-005-0000

Property Address: 23 South 49<sup>th</sup> Avenue, Bellwood, IL 60104. This address is provided for informational purposes only.

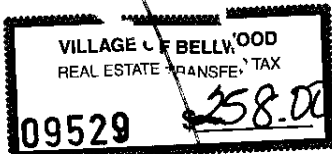
Grantee, by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

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 17<sup>th</sup> day of July, 2014.

[Signature Page Follows]

REO 53597



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## THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: *ASullivan*  
*ASullivan*, *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)

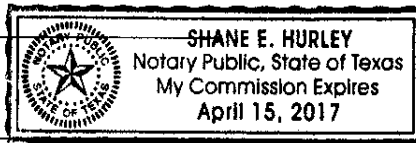
### ACKNOWLEDGMENT

STATE OF *Texas* )  
COUNTY OF *Denton* )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared *ASullivan* 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 *17th* day of *July*, 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: Beters Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/ info@beterslawfirm.com/(713) 360-6290.

STATE OF ILLINOIS COUNTY OF *Cook*  
THIS TRANSFER EXEMPT ACCORDING TO  
35 ILCS 200/ 31 - 45 PARAGRAPH *B*  
ILLINOIS REAL ESTATE TRANSFER ACT

*M. S. [Signature]*  
SELLER, BUYER

*7-17-14*  
DATE

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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 grantor 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, 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 this 17<sup>th</sup> day of July, 2014. Signature [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by and said this 28 day of July, 2014.

Notary Public [Handwritten Signature]



The grantee 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, 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 this 17<sup>th</sup> day of July, 2014. Signature [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by and said this 28 day of July, 2014.

Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantor/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 Illinois Real Estate Transfer Tax Act.