

UNOFFICIAL COPY



When recorded, return deed to Grantee(s) at:
 524 N. Cuyler Ave.
 Oak Park, IL 60302
 Mail tax bills to Grantee(s) at the same address.

Doc#: 1422519018 **Fee:** \$44.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 08/13/2014 09:12 AM Pg: 1 of 4

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

For the consideration of \$18,000.00, 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 James Spearman, whose address is 524 N. Cuyler Ave., Oak Park, IL 60302 (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 5/8/2014 at Instrument No. 1412813031 with the Recorder of Cook County, Illinois.

Permanent Index No: 16-09-118-040-1020

Property Address: 5424 W. Ferdinand #421, Chicago, IL 60644. 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 14th day of July, 2014.

[Signature Page Follows]

REO 57346

REAL ESTATE TRANSFER TAX		07-Aug-2014
	CHICAGO:	135.00
	CTA:	0.00
	TOTAL:	135.00

16-09-118-040-1020 | 20140701618057 | 0-668-493-952

REAL ESTATE TRANSFER TAX		07-Aug-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-09-118-040-1020 | 20140701618057 | 0-504-088-704

FIRST AMERICAN
File # 2553998

4

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Prepared by →

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)

EXEMPT UNDER PROVISIONS OF
ACKNOWLEDGMENT PARAGRAPH 3 SECTION 4,
REAL ESTATE TRANSFER TAX ACT.

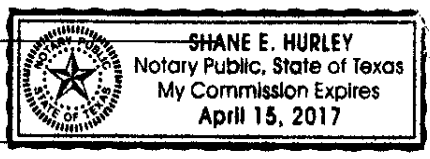
STATE OF TEXAS)
COUNTY OF DENTON)

[Signature]
DATE July 14th
BUYER, SELLER, REPRESENTATIVE

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 14th day of July, 2014.

[Signature]
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

LEGAL DESCRIPTION

Legal Description: PARCEL 1: UNIT NUMBER 421 IN THE MERRICK PARK CONDOMINIUM APARTMENTS CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE EAST 40 FEET OF LOT 13 AND ALL OF LOT 14 IN BLOCK 2 IN LYMAN BRIDGE ADDITION TO CHICAGO, SAID BLOCK 2 BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 6 IN MERRICK'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 16617 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 19327454 AS AMENDED BY RESTATED AND AMENDED DECLARATION RECORDED NOVEMBER 28, 2001 AS DOCUMENT 011118025 WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID EAST 40 FEET OF LOT 13 AND ALL OF LOT 14 IN BLOCK 2 IN LYMAN BRIDGE'S ADDITION TO CHICAGO, A SUBDIVISION AS AFORESAID (EXCEPTING FROM SAID EAST 40 FEET OF LOT 13 AND ALL OF LOT 14 IN BLOCK 2 ALL THE LAND, PROPERTY AND SPACE KNOWN AS UNITS 1A THROUGH 1D INCLUSIVE, 1F, 2A THROUGH 2F INCLUSIVE, 3A THROUGH 3F INCLUSIVE AND 4A THROUGH 4F INCLUSIVE, AS SAID UNITS ARE DELINEATED IN SAID SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-6, A LIMITED COMMON ELEMENT AS DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 28, 2001 AS DOCUMENT 011118025.

Permanent Index #'s: 16-09-118-040-1020 Vol. 0549

Property Address: 5424 West Ferdinand Street, Unit 421, Chicago, Illinois 60644

Property of Cook County Clerk's Office



First American

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First American Title Insurance Company
18501 Maple Creek Drive
Suite 950
Tinley Park, IL 60477
Phone: (708)429-0044
Fax: (866)524-5676

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: July 31, 2014

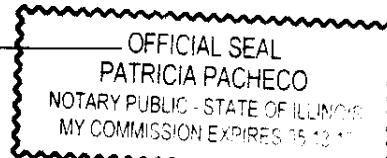
Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said _____, affiant, on July 31, 2014.

Bob Rany

Notary Public _____



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: July 31, 2014

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said _____, affiant, on July 31, 2014.

Bob Rany

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

