

UNOFFICIAL COPY

**NORTH AMERICAN
TITLE COMPANY**



When recorded, return deed to Grantee(s) at:
1118 Murfield Dr.
Schereville, IN 46375
Mail tax bills to Grantee(s) at the same address.

Doc#: 1423044072 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/18/2014 09:40 PM Pg: 1 of 3

14-01703K

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

For the consideration of \$32,500.00, 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 ZAHQ, LLC, an Illinois Limited Liability Company, whose address is 1118 Murfield Dr., Schereville, IN 46375 (the "Grantee(s)"), the following described property situated in the county of Cook, State of Illinois, to wit:

LOTS 36 AND 37 IN BLOCK 3 IN AVIATION ADDITION, BEING A SUBDIVISION OF ALL LOTS IN BLOCKS 1, 2, 3, 4, 5, 6, 7 AND 8 IN COMMUNITY CENTER ADDITION, A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 29, TOWNSHIP 36 NORTH, RANGE 15, 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 5/15/2014 at Instrument No. 1413513032 with the Recorder of Cook County, Illinois.

Permanent Index No: 30-29-309-052-0000

Property Address: 17512 Community Street, Lansing, IL 60438. 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 7th day of August, 2014.

[Signature Page Follows]

REO 56479

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EXEMPT UNDER PROVISIONS OF PARAGRAPH B SECTION 31-45
REAL ESTATE TAX LAW

8/17/14 DATE [Signature] BUYER, SELLER OR REPRESENTATIVE

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

By: [Signature]
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)

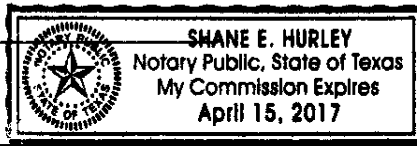
ACKNOWLEDGMENT

STATE OF 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 7th day of August, 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.

REAL ESTATE TRANSFER TAX

19-Aug-2014

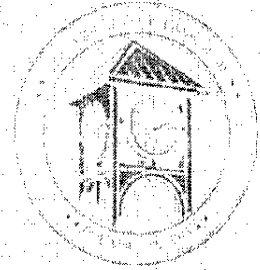


COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

30-29-309-052-0000 | 20140801622553 | 1-150-310-528

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:



VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Secretary for Dept of Veterans Affairs

Mailing Address: 2122 W Taylor
Chicago, IL 60612

Telephone No.:

Attorney or Agent: Kandice Robins / Cody Metcalf

Telephone No.: 708-228-2863 / 412-357-1138

Property Address: 17512 Community St
Lansing, IL 60438

Property Index Number (PIN): 30-29-309-052-0000

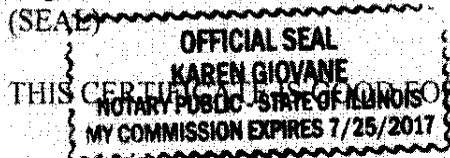
Water Account Number: 112-3700-00-04

Date of Issuance: August 4, 2014

State of Illinois)
County of Cook)
This instrument was acknowledged before
me on August 4, 2014 by
Karen Giovane

VILLAGE OF LANSING
By: [Signature]
Village Treasurer (or Designee)

[Signature]
(Signature of Notary Public)



THIS CERTIFICATE IS VALID FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.