

# UNOFFICIAL COPY



Doc#: 1426834072 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/25/2014 02:14 PM Pg: 1 of 3

When recorded, return deed to Grantee(s) at:  
3501 Wellington Ct. Unit 411  
Rolling Meadows, IL 60008  
Mail tax bills to Grantee(s) at the same address.

Space above this line for Recorder's Use

### SPECIAL WARRANTY DEED

For the consideration of \$140,500.00, 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 Alexandre Ovnarski, whose address is 6536 Pine Hollow Rd., Carpentersville, IL 60110 (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 1/30/2014 at Instrument No. 1403013059 with the Recorder of Cook County, Illinois.

Permanent Index No: 02-36-105-062-1047

Property Address: 3501 Wellington Ct. Unit 411, Rolling Meadows, IL 60008. This address is provided for informational purposes only.

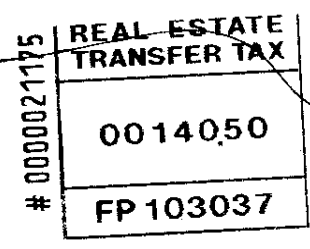
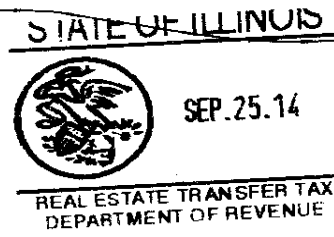
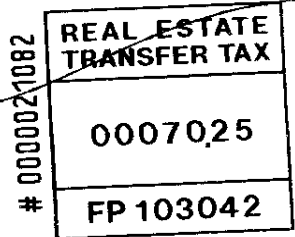
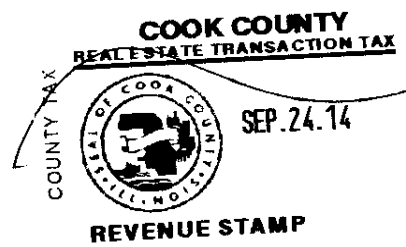
Grantee, by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

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 AUGUST, 2014.

[Signature Page Follows]

REO 46564



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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)

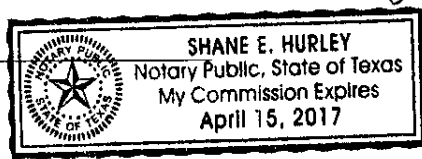
### ACKNOWLEDGMENT

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.

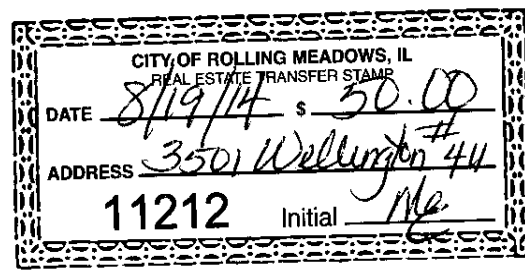
In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 14th day of August, 2014.

*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 411 IN THE RIVERWALK BUILDING FIVE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 3 IN WELLINGTON PUD SUBDIVISION, BEING A SUBDIVISION OF LOTS 1, 2, 3, 4 AND 5 IN THE NEWTON RESUBDIVISION

IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 2004 AS DOCUMENT 0426734087, AND ALSO LOTS 1809 AND 1810 IN ROLLING MEADOWS UNIT NO. 11, BEING A SUBDIVISION IN THE PART OF ~~THE~~ EAST HALF OF SECTION 35 AND PART OF THE WEST HALF OF SECTION 36, TOWNSHIP AND RANGE AFORESAID, LYING SOUTH OF KERCHOFF ROAD ALL IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 12, 2007 AS DOCUMENT NUMBER 0710209099; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-13 AND STORAGE S-13 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED APRIL 12, 2007 AS DOCUMENT 0710209099. PARCEL 3: EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO RIVERWALK CONDOMINIUMS MASTER ASSOCIATION RECORDED SEPTEMBER 29, 2004 AS DOCUMENT 0427144110.

\* THE

Cook County Clerk's Office