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When recorded, return deed to Grantee(s) at:
 10989 S. Church
 Chicago, IL 60643
 Mail tax bills to Grantee(s) at the same address.

5401146-28332 1/1 JH

Doc#: 1430022078 Fee: \$44.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 10/27/2014 03:28 PM Pg: 1 of 4

Space above t.

SPECIAL WARRANTY DEED

For the consideration of \$35,000.00, 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 Donald Perpignan, whose address is 10751 S Prospect Ave, Chicago, IL 60643 (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 5/15/2014 at Instrument No. 1413518046 with the Recorder of Cook County, Illinois.

Permanent Index No: 25-05-304-035

Property Address: 9106 S. Ada Street, Chicago, IL 60620. 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 day of Oct, 2014.

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

[Signature Page Follows]

REO 59149

REAL ESTATE TRANSFER TAX		23-Oct-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-05-304-035-0000 20141001638845 0-525-311-104		

REAL ESTATE TRANSFER TAX		23-Oct-2014
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
25-05-304-035-0000 20141001638845 0-640-916-608		

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

By:

Jennifer Waut A/P
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)

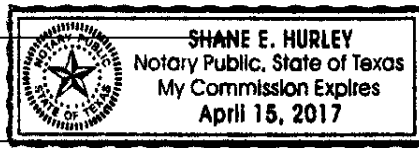
ACKNOWLEDGMENT

STATE OF Texas)
)
COUNTY OF Denton)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Jennifer Waut 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 17 day of Oct, 2014.

Shane E. 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@better'slawfirm.com/(713) 360-6290.

EXEMPT* under provisions of Paragraph B
Section 4, Real Estate Transfer Tax Act.

10/23/14

Date Buyer, Seller or Representative

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ALTA Commitment (b)(1706)

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

Exhibit A - Legal Description

LOT 3 IN TIMOTHY A. BARRETT'S RESUBDIVISION OF LOTS 1, 2, 3, 4 AND 5 (EXCEPT THE WEST 7 FEET OF SAID LOT 5) AND ALL OF LOTS 45 AND 46 AND THE VACATED 14 FOOT ALLEY NORTH OF AND ADJOINING SAID LOT 46 ALL IN BLOCK 7 OF CREMIN AND BRENNAN'S FAIRVIEW PARK SUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS OF CROSBY AND OTHERS SUBDIVISION OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

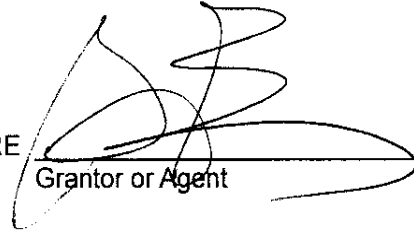
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STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE 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.

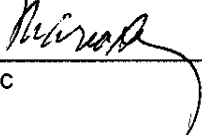
Dated: October 20, 2014

SIGNATURE


Grantor or Agent

Subscribed and sworn to before me by the said AGEM this 20th day of October, 2014.

Notary Public





THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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 AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

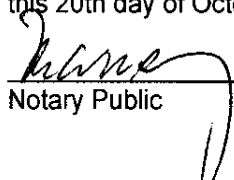
Dated: October 20, 2014

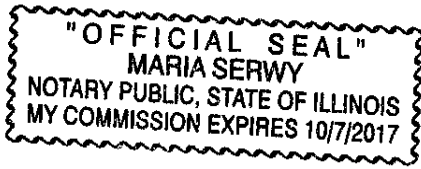
SIGNATURE


Grantee or Agent

Subscribed and sworn to before me by the said DONALD PERPIGNAN this 20th day of October, 2014.

Notary Public





NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.