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1430134004

Doc#: 1430134004 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/28/2014 08:42 AM Pg: 1 of 3

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SPECIAL WARRANTY DEED
A14-1860 (AJ)

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PREPARED BY

Kenneth W. Grzymek
Bettors Law Firm PLLC
800 Town & Country Boulevard
Suite 300
Houston, TX 77024

RETURN TO:

Leslie Smith, Jr.
20106 Lake Lynwood Drive
Lynwood, IL 60411

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<p><i>Leslie Smith, Jr.</i> When recorded, return deed to Grantee(s) at: 20106 Lake Lynwood Drive Lynwood, IL 60411</p> <p>Mail tax bills to Grantee(s) at the same address.</p>	
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SPECIAL WARRANTY DEED

For the consideration of \$120,000.00, 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 *Leslie Smith, Jr., a single man*, whose address is 7036 Artesian, Chicago, IL 60629 (the "Grantee(s)"), the following described property situated in the county of Cook, State of Illinois, to wit:

LOT 15 IN BLOCK 3 IN LYNWOOD TERRACE UNIT NUMBER 4, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 35 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 6/2/2014 at Instrument No. 1415345039 with the Recorder of Cook County, Illinois.

Permanent Index No: 33-07-322-015 - 0000

Property Address: 20106 Lake Lynwood Drive, Lynwood, IL 60411. 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 4th day of September 2014.

A14-1860
PJ

[Signature Page Follows]

REO 64479

REAL ESTATE TRANSFER TAX		27-Oct-2014
	COUNTY:	60.00
	ILLINOIS:	120.00
	TOTAL:	180.00

33-07-322-015-0000 | 20141001639481 | 1-236-696-192

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

By: *[Signature]*
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)

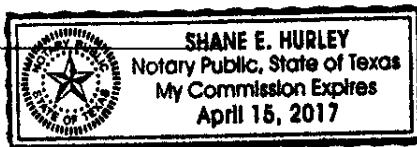
ACKNOWLEDGMENT

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 4th day of September, 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: Better's Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/ info@better'slawfirm.com/(713) 360-6290.