

UNOFFICIAL COPY



Doc#: 1434410034 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/10/2014 02:16 PM Pg: 1 of 2

When recorded, return deed to Grantee(s) at:
10144 S. Union St.
Chicago, IL 60628
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 \$4,000.00, 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 Holiday, whose address is 10144 S. Union St., Chicago, IL 60628 (the "Grantee(s)"), the following described property situated in the county of Cook, State of Illinois, to wit:

LOT 47 AND THE WEST 1/2 OF LOT 48 IN THE SUBDIVISION OF BLOCK 2 IN THE FIRST ADDITION TO PULLMAN IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, 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 2/19/2014 at Instrument No. 1405044021 with the Recorder of Cook County, Illinois.

Permanent Index No: 25-21-207-037

Property Address: 20 West 112th Street, Chicago, IL 60628. 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 13th day of November 2014.

[Signature Page Follows]

REO 59239

FIDELITY NATIONAL TITLE

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S N
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INT 11

BOX 15

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THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: _____

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

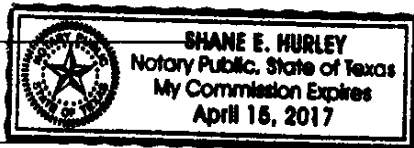
STATE OF TEXAS)

COUNTY OF DUNTON)

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 13th day of November, 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: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/ info@betterslawfirm.com/(713) 360-6290.

REAL ESTATE TRANSFER TAX		03-Dec-2014
CHICAGO:		30.00
CTA:		12.00
TOTAL:		42.00

25-21-207-037-0000 | 20141201648885 | 0-982-774-400

REAL ESTATE TRANSFER TAX		03-Dec-2014
COUNTY:		2.00
ILLINOIS:		4.00
TOTAL:		6.00

25-21-207-037-0000 | 20141201648885 | 0-292-156-032