

# UNOFFICIAL COPY



When recorded, return deed to Grantee(s) at:  
11953 Ann Street  
Blue Island, IL 60406

Mail tax bills to Grantee(s) at the same address.

Doc#: 1434646025 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/12/2014 10:21 AM Pg: 1 of 3

Space above this line for Recorder's Use

3A

## SPECIAL WARRANTY DEED

For the consideration of \$22,100.00, 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 Bernardo Montes and Maria Luisa Silva, husband and wife, whose address is 12828 S. Lincoln St., Blue Island, IL 60406 (the "Grantee(s)"), the following described property situated in the county of Cook, State of Illinois, to wit: **NOT AS TENANTS IN COMMON NOR AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETIES.**

LOT 27 AND THE SOUTH 18 FEET OF LOT 28 IN BLOCK 3 IN JERNBERG'S ADDITION TO BLUE ISLAND, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 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 10/31/2014 at Doc#: 1430444048 with the Recorder of Cook County, Illinois.

Permanent Index No: 24-25-202-053-0000

Property Address: 11953 Ann Street, Blue Island, IL 60406. 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 20th day of November 2014.

[Signature Page Follows]

REO 64675

FIDELITY NATIONAL TITLE 52023181

# UNOFFICIAL COPY

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

By: *Ashley Brent*  
**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)

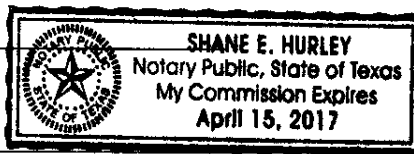
### ACKNOWLEDGMENT

STATE OF TEXAS )  
COUNTY OF BERTON )

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 20th 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 05-Dec-2014

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

# UNOFFICIAL COPY



## FIDELITY NATIONAL TITLE INSURANCE COMPANY

PHONE:  
FAX:

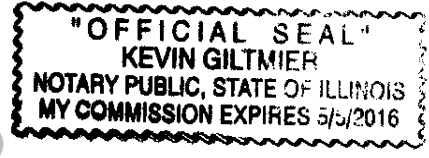
### STATEMENT BY GRANTOR AND GRANTEE

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 esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 12/5/14, \_\_\_\_\_ Signature: [Signature] Grantor or Agent

Subscribed and sworn to before me by the said Agent

this 5<sup>th</sup> day of December 2014.



[Signature]  
Notary Public

The grantee or his agent affirms and verifies that 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 esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 12/5/14, \_\_\_\_\_ Signature: [Signature] Grantee or Agent

Subscribed and sworn to before me by the said Agent

this 5<sup>th</sup> day of December 2014.



[Signature]  
Notary Public

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

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]