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SPECIAL WARRANTY DEED

Doc#: 1504229075 Fee: \$44.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/11/2015 12:31 PM Pg: 1 of 4

MAIL TO:
Codilis & Associates, P.C.
15w030 North Frontage Road, Suite 100
Burr Ridge, IL 60527

NAME AND ADDRESS OF TAXPAYER:
THE SECRETARY OF VETERANS AFFAIRS
ATTN: DONALD MUNRO
BISHOP WHIPPLE FEDERAL BUILDING
ST. PAUL, MN 55111-4050

THIS INDENTURE, made this 2 day of February, 2015, between GRANTOR (S), FIFTH THIRD MORTGAGE COMPANY, an association organized and existing under the laws of the United States of America with its principal office and place of business located at 5001 KINGSLEY DRIVE MAIL DROP 1MOB19, CINCINNATI OH 45227 and duly authorized to transact business in the State of Ohio party of the first part and, THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, in the State of Minnesota, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said association, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, and State of Illinois, known and described as follows, to wit:

LOT 1, IN BLOCK EIGHT (8), IN OLYMPIA HIGHLANDS, A SUBDIVISION OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 265 FEET OF THE NORTH 623 FEET OF SAID TRACT), IN COOK COUNTY ILLINOIS, BEING 37 ACRES, MORE OR LESS, AND THAT PART OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE WESTERLY LINE OF DIXIE HIGHWAY CUT OFF AND NORTH OF A LINE 2,403.72 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THAT PART OF THE NORTH 576 FEET LYING WESTERLY OF THE WESTERLY LINE OF DIXIE HIGHWAY CUT OFF, OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE OFFICE OF THE REGISTER OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 14, 1955, AS DOCUMENT #1587740.

February 9, 2015 - MK
EXEMPTION APPROVED

CITY CLERK
CITY OF CHICAGO HEIGHTS

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Together with all and singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second party, their heirs and assigns forever, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, WILL WARRANTY AND DEFEND, subject to :

Any outstanding general real estate taxes, any special assessments; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit.

Permanent Index No: 32-17-308-011

Property Address: 228 W. Maple Drive, Chicago Heights, IL 60411

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Senior Vice President, the day and year first above written.

FIFTH THIRD MORTGAGE COMPANY

BY: *Gregory J. Hortemiller* **Gregory J. Hortemiller**
Vice President
ATTEST: *Jonathan W. Meade* **Jonathan W. Meade**
SUP

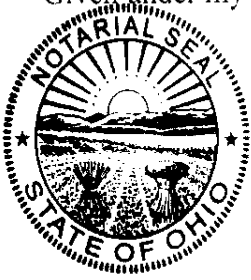
STATE OF Ohio)
) SS
COUNTY OF Hamilton)

I, the undersigned, a notary public in and for the County and State aforesaid, DO HEREBY CERTIFY that Gregory J. Hortemiller, known to me to be the Vice President of Fifth Third Bank, an association and Jonathan W. Meade known to me to be the Senior Vice President of said association, and known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and proved to me through satisfactory evidence of identification, which were personally known to me that as such Vice President and Senior Vice President, they signed and delivered the said instrument and caused the corporate seal of said association to be affixed thereto, pursuant to the authority,

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given by the Board of Directors of said association as their free and voluntary act, and as the free and voluntary act and deed of said association, for the uses and purpose therein set forth.

Given under my hand and notary seal, this 2 day of February, 2015.



Lindsey Francis Notary Public
Lindsey Francis
Notary Public, State of Ohio My commission expires 1-21-2018
My Commission Expires 01-21-2018

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of Paragraph 4 Real Estate Transfer Act 35 ILCS 200/31-45

Date: 2/04/15

Signature: Matthew M. Moser

THIS DOCUMENT PREPARED BY AND MAIL TO:

CODILIS & ASSOCIATES, P.C.
Attorney Matthew M. Moser
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
Our File No. 14-14-21246

[Faint handwritten notes]

Property of Cook County Clerk's Office

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File # 14-14-21246

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 of Assignment of Beneficial Interest in 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 February 10, 2015

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 2/10/2015
Notary Public [Signature]



[Signature]
ARMS # 621111

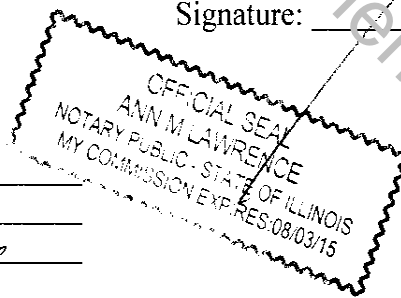
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 10, 2015

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 2/10/2015
Notary Public [Signature]



[Signature]
ARMS # 621111

Note: Any person who knowingly submits a false statement concerning the identity of 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.)