



Doc#: 1508201003 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/23/2015 09:48 AM Pg: 1 of 3

When recorded, return deed to Grantee(s) at:
3313 Jackson St., Bellwood, IL 60104
Mail tax bills to Grantee(s) at the same address.

STL 01144-31867 1,574

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

For the consideration of \$52,000.00, 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 Delance Horton, whose address is 3313 Jackson St., Bellwood, IL 60104 (the "Grantee(s)"), the following described property situated in the county of Cook, State of Illinois, to wit:

LOT 8 (EXCEPT THE NORTH 77.56 FEET AND EXCEPT THE SOUTH 38-1/2 FEET THEREOF) IN BLOCK 6 IN STANNARD'S FIRST ADDITION TO MAYWOOD, A SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, 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 9/30/2014 at Document No. 1427329067 with the Recorder of Cook County, Illinois.

Permanent Index No: 15-14-313-003

Property Address: 1907 S 4th Avenue, Maywood, IL 60153. 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 26 day of February 2015

[Signature Page Follows]

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

REO 67329

REAL ESTATE TRANSFER TAX 10-Mar-2015



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

15-14-313-003-0000 | 20150301668390 | 0-832-545-152

VILLAGE OF MAYWOOD

\$ 208.00
Danche Wilson 3/3/15
Real Estate Transfer Tax Paid

CCRD REVIEWER RU

UNOFFICIAL COPY

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

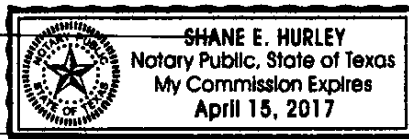
STATE OF _____)

COUNTY OF _____)

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 26 day of February, 20 15

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.

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

3/18/15

Date


Buyer, Seller or Representative

UNOFFICIAL COPY

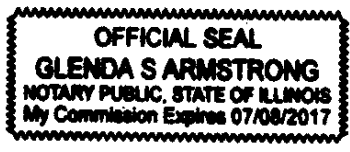
STATEMENT BY GRANTOR AND GRANTEE

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 3/18, 20 15

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 18th day of March, 20 15
Notary Public Glenda S. Armstrong

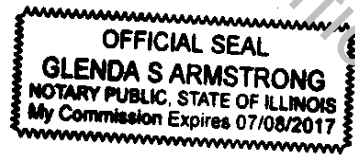


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date 3/18, 20 15

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 18th day of March, 20 15
Notary Public Glenda S. Armstrong



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.)