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Doc#: 1523610075 Fee: \$64.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds Date: 08/24/2015 02:32 PM Pg: 1 of 3

When recorded, return deed to Grantee(s) at: 1480 Pheasant Trail Ct., Hoffman Estates, IL 60192 Mail tax bills to Grantee(s) at the same address.

First American Title
Order # DC 20106

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is her by a knowledged, 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 ("Grantor"), does hereby convey to Hassan S. Matovu, whose address is 1480 Pheasant Trail Ct., Hoffman Estates, IL 60192 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

LOT 296 IN BELLWOOD BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 9, 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 12/20/2013 at Document No. 1335449045 with the Recorder of Cook County, Illinois.

Permanent Index No: 15-09-315-023-0000

Property Address: 647 Rice Ave., Bellwood, IL 60104. This address is provided for informational purposes only.

Grantee(s), 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 25 day of June, 2015

[Signature Page Follows]

REO 51426

10027 23.00

SAP
P 3
SCY
INT D

VILLAGE OF BELLWOOD

 COUNTY:
 0.00

 ILLINOIS:
 0.00

 TOTAL:
 0.00

 15-09-315-023-0000
 20150801616382
 1-561-315-200

1523610075D Page: 2 of 3

UNOFFICIAL COPY

THE SECRETARY OF VETERANS AFFAIRS
An Officer of the United States of America
By: Michelle Murghey
nichelle Murdy 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 Michelle Muy Dly on I ehrlf 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 or said Secretary.
In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this
Starte Notary Public Notary Public Notary Public State of Texas My Commission Expires April 15, 2017
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 need any contact with Grantee(s), and did not provide legal advice to Grantee(s). Information contained in this deed was provided to the preparable 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.

Paragraph Section 45

Paragraph Buyer, Seller of the presentative

Buyer, Seller of the presentative

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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 or Illinois.

V / X .	\sim \sim \sim \sim \sim
	Signature: Liena
,	Grantor or Agent
Subscribed and sworn to before me	} · · · · · · · · · · · · · · · · · · ·
By the said again	OFFICIAL SEAL
	SUSAN M NUNNALLY
This 12, day of aliquet 2015	NOTARY PUBLIC - STATE OF ILLINOIS
Notary Public mm m nunnet	MY COMMISSION EXPIRES:09/17/17
"	7
The Country or his Agent office and position the	State warms of the Co.
The Grance of me agent annuls and vernes for	at the name of the Grantee shown on the Deed or
Assignment of Beneficial Interest in a land trust;	is (other a natural person, an Illinois corporation of
foreign corporation authorized to do business or	acquire and hold title to real estate in Illinois, a
partnership authorized to do business or acquire a	nd hold tile to real estate in Illinois or other entity
recognized as a nexture and authorized to do having	ss or acquire fide to real estate under the laws of the
Tookusser as a baseau and admitteet at 40 altitle	22 of accident, one to leaf estate under the take of the
State of Illinois.	
1	
Date Haroupt 2 .20 \	
	1
Ciamata	
Signat.	It: Warren
	Grantes or Agent
Subscribed and sworn to before me	
By the said	
This 12 day of June 20/5.	OFFICIAL SEAL
	SUSAN M NUNALLY
Notary Public In Munnal	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/17/17
•	. Into Commission Expansion 1111

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.)