

UNOFFICIAL COPY

AS-2800et



Doc#: 1600634010 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/06/2016 08:36 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

This Indenture, made on the 8 day of December, 2015 by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington, DC 20420, hereinafter referred to as Grantor, and Lukas Builders, Inc., an Illinois corporation with an address of 8425 S Oak Park, Burbank, Illinois 60459, hereinafter referred to as Grantee.

----- For Recorder's Use -----

FOR VALUABLE CONSIDERATION of the sum of One Hundred Thousand Eight Hundred Five Dollars and No Cents (\$100,805.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged and confessed, and pursuant to a delegation of authority to the Grantor's duly authorized property management contractor, Vendor Resource Management, which delegation of authority is found at 38 C.F.R. 36.4345(f), Grantor conveys and specially warrants unto Grantee all of that certain tract or parcel of land lying and being situated in the County of Cook, State of Illinois, and more particularly described as follows (the "Property"):

Lot 68 in Gallagher and Henry's Orchard Hill Subdivision of part of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 26, Township 38 North, Range 13 East of Third Principal Meridian, in Cook County, Illinois. P.I.N. 19-26-424-023-0000. Commonly known as 7541 South Trumbull Avenue, Chicago, IL 60652.

Property Address: 7541 S Trumbull Avenue, Chicago, Illinois 60652

Permanent Index Number: 19-26-424-023-0000

SUBJECT TO any and all restrictive covenants and conditions, easements, rights-of-way, and prior reservations of oil, gas and other minerals of record pertaining to the Property, if any.

3

UNOFFICIAL COPY

TO HAVE AND TO HOLD the Property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining to the said Grantee, its successors and assigns.

Grantor hereby binds itself and its successors to warrant and defend the same against the lawful claims and demands of every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to reservations and exceptions described herein, when the claim is by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 8 day of December, 2015

THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America
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)

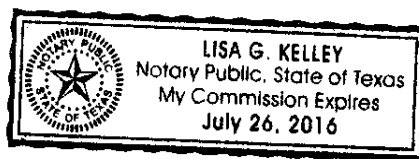
Michelle Murphy
Printed Name and Title Michelle Murphy AVP

STATE OF Texas
COUNTY OF Benton

On this date, before me personally appeared Michelle Murphy pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he 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 8 day of December, 2015.

NOTARY PUBLIC
My Term Expires: _____



UNOFFICIAL COPY

RETURN RECORDED DEED AND FUTURE TAX

BILLS TO:

Lukas Builders, Inc.
8425 S Oak Park
Burbank, Illinois 60459


PREPARED BY:

FortenberryLaw PLLC
Jeremiah Barlow, Esq.
Illinois Bar No. 6303450
13785 Research Blvd., Suite 125
Austin, Texas 78750

Exempt under the Provision of Paragraph (b), Section 31-45, Real Estate Transfer Tax Law.



Date: 12-30-15
Agent: [Signature]

This deed was prepared by Jeremiah Barlow, Illinois Bar No. 6303450, who certifies that it is in a form that is in accordance with applicable local, state and Federal law.

REAL ESTATE TRANSFER TAX		05-Jan-2016
	CHICAGO:	757.50
	CTA:	0.00
	TOTAL:	757.50 *

19-26-424-023-0000 | 20151201656593 | 1-812-001-856

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		05-Jan-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-26-424-023-0000 | 20151201656593 | 0-554-093-632