

# UNOFFICIAL COPY

Doc#: 1603356232 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/02/2016 12:33 PM Pg: 1 of 4

Dec ID 20160201665650  
ST/CO Stamp 0-713-740-864  
City Stamp 1-250-611-776 City Tax: \$1,537.50

## SPECIAL WARRANTY DEED

~~01116-39394 1/25th~~  
This Indenture, made on the 29 day  
of January, 2016 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 Christopher Andavis, an individual  
with an address of 6728 W 64th Street,  
Chicago, Illinois 60638 and Danielle

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

Andavis, an individual with an address of 6728 W 64th Street, Chicago, Illinois 60638, hereinafter referred to as Grantees.

FOR VALUABLE CONSIDERATION of the sum of Two Hundred Five Thousand Dollars and No Cents (\$205,000.00) 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 Grantees 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 17 (EXCEPT THE SOUTH 33-1/3 FEET THEREOF) AND THE SOUTH 16-2/3 FEET OF LOT 18 IN BLOCK 50 IN F. H. BARTLETT'S THIRD ADDITION TO GARFIELD RIDGE IN SECTION 17, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 5835S Mayfield Ave., Chicago, Illinois 60638

Permanent Index Number: 19-17-226-031

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

# UNOFFICIAL COPY

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

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 Grantees, their 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 29 day of January, 2016.

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)

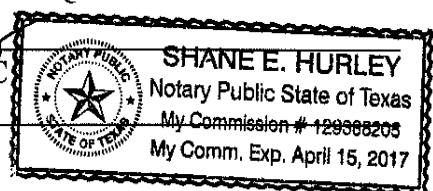
Michelle Murphy  
Printed Name and Title Michelle Murphy AVP

STATE OF Texas  
COUNTY OF Denton

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 29 day of January, 2016.

SE Hurley  
NOTARY PUBLIC  
My Term Expires:



**UNOFFICIAL COPY****RETURN RECORDED DEED AND FUTURE TAX****PREPARED BY:****BILLS TO:**

Christopher Andavis  
 Danielle Andavis  
 5835S Mayfield Ave.  
 Chicago, Illinois 60638

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: 12-1-11  
 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**

02-Feb-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

19-17-226-031-0000 | 20160201665650 | 0-713-740-864

**REAL ESTATE TRANSFER TAX**

02-Feb-2016



CHICAGO:	1,537.50
CTA:	0.00
TOTAL:	1,537.50 *

19-17-226-031-0000 | 20160201665650 | 1-250-611-776

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

# STATEMENT BY GRANTEE 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 ILLINOIS.

Dated 2-1-14

SIGNATURE [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Asst this.

Notary Public [Signature]



THE GRANTOR OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated: 2-1-14

SIGNATURE [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Asst this.

Notary Public [Signature]



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