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FIRST AMERICAN TITLE
FILE # 2716797



Doc#: 1603522007 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/04/2016 08:33 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

This Indenture, made on the 19 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 Rosalia Otero Ache, an individual with
an address of 7921 New Castle Ave.,
Burbank, Illinois 60459, hereinafter
referred to as Grantee.

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

FOR VALUABLE CONSIDERATION of the sum of Eighteen Thousand Five Hundred Dollars and No Cents (\$18,500.00) 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 147 in Jeffery Manor in the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 12 Township 37 North Range 14 East of the Third Principal Meridian as per plat thereof recorded November 10, 1942 as Document 12987496 in Cook County, Illinois.

Property Address: 2147 E 96th Street, Chicago, Illinois 60617

Permanent Index Number: 25-12-205-042

R11570
3

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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 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 19 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)

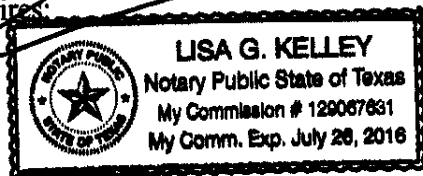
Michelle Murphy
Printed Name and Title: Michelle Murphy AVP

STATE OF Texas
COUNTY OF 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 19 day of January, 2016.

NOTARY PUBLIC
My Term Expires:



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RETURN RECORDED DEED AND FUTURE TAX

BILLS TO:

Rosalia Otero Ache
 2147 E 96th Street
 Chicago, Illinois 60617


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: _____
 Agent: _____

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
	CHICAGO:	138.75
	CTA:	55.50
	TOTAL:	194.25 *
25-12-205-042-0000 20160201665571 0-466-752-064		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		02-Feb-2016
	COUNTY:	9.25
	ILLINOIS:	18.50
	TOTAL:	27.75
25-12-205-042-0000 20160201665571 0-729-821-760		