

UNOFFICIAL COPY

Doc#: 1604856150 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/17/2016 10:47 AM Pg: 1 of 3

Dec ID 20160201668153
ST/CO Stamp 1-531-284-032 ST Tax \$119.00 CO Tax \$59.50

GIT

40023150 (1/1)

SPECIAL WARRANTY DEED

This Indenture, made on the 14 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 Francisco J. Marino, an individual with an address of 1921 Bellevue Ave., Westchester, Illinois 60154, hereinafter referred to as Grantee.

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

FOR VALUABLE CONSIDERATION of the sum of One Hundred Nineteen Thousand Dollars and No Cents (\$119,000.00) 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. 34.4345(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 319 (EXCEPT THE SOUTH 30 FEET THEREOF) AND ALL OF LOT 320 IN WILLIAM ZELOSKY'S WESTCHESTER, BEING A SUBDIVISION OF (EXCEPT THE RAILROAD LAND OF CHICAGO, WESTCHESTER AND WESTERN RAILROAD AND CHICAGO, MADISON AND NORTHERN RAILROAD) LOTS 12 AND 13 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 740 Worcester Avenue, Westchester, Illinois 60154

Permanent Index Number: 15-16-307-045-0000

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TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois
AL 2-10-16

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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 14 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)

Tashemia Brown, AVP
Printed Name and Title Tashemia Brown

STATE OF Texas
COUNTY OF Denton

On this date, before me personally appeared Tashemia Brown, 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 14 day of January, 2016.

REAL ESTATE TRANSFER TAX 12-Feb-2016

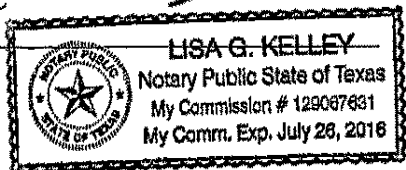


COUNTY: 59.50
ILLINOIS: 119.00
TOTAL: 178.50

15-16-307-045-0000 | 20160201668153 | 1-531-284-032

NOTARY PUBLIC

My Term Expires:



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RETURN RECORDED DEED AND FUTURE TAX

BILLS TO:

Francisco J. Marino
~~740 Worcester Avenue~~ 1921 BELLEVIEW
Westchester, Illinois 60154 AVE.

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.

Property of Cook County Clerk's Office