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Doc#: 1606356090 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/03/2016 10:26 AM Pg: 1 of 3

Dec ID 20160201674472
ST/CO Stamp 1-504-098-880

SPECIAL WARRANTY DEED

This Indenture, made on the 24 day
of February, 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 Emad Ayyash, an individual with an
address of 10835 White Deer Circle,
Orland Park, Illinois 60467, hereinafter
referred to as Grantee.

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

FOR VALUABLE CONSIDERATION of the sum of Sixty-Six Thousand Dollars and No Cents (\$66,000.00) 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 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 11 IN BLOCK 3 IN ALSIP GARDENS 2ND ADDITION SUBDIVISION
IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27,
TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 12340 Loveland Street, Alsip, Illinois 60803

Permanent Index Number: 24-27-305-011-0000

FIDELITY NATIONAL TITLE

001600399
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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 24 day of February, 2016.

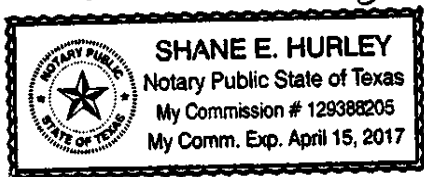
THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America
By the Secretary's duly authorized property
Management contractor, Vendor Resource
Management pursuant to a delegation of authority
found at 38 C.F.R. 36.4345(f)

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 24 day of February, 2016.



SE Hurley
NOTARY PUBLIC
My Term Expires: _____

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RETURN RECORDED DEED AND FUTURE TAX

BILLS TO:

Emad Ayyash
12340 Loveland Street
Alsip, Illinois 60803

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: 2-24-16
Agent: Jeremiah Barlow Esq.

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.

VILLAGE TAX

VILLAGE OF ALSIP





FEB. 26. 16

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001515

REAL ESTATE TRANSFER TAX
0023100
FP326706

REAL ESTATE TRANSFER TAX		01-Mar-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

24-27-305-011-0000 | 20160201674472 | 1-504-098-880