

UNOFFICIAL COPY

1 OF 1

FIDELITY NATIONAL TITLE

SC16005313

Doc#: 1607657163 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/16/2016 11:23 AM Pg: 1 of 3

Dec ID 20160301678736
ST/CO Stamp 0-020-634-176
City Stamp 1-731-607-104 City Tax: \$425.25

SPECIAL WARRANTY DEED

This Indenture, made on the 25 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 Scott Feldman, an individual with an address of 22430 Woodland Lane, Frankfort, Illinois 60423 and Cheryl

For Recorder's Use

Schuldt, an individual with an address of 17855 Duken Rd, Tinley Park, Illinois 60487, hereinafter referred to as Grantees.

FOR VALUABLE CONSIDERATION of the sum of Forty Thousand One Hundred Dollars and No Cents (\$40,100.00) 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. 36.4245(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"):

5, not as joint tenants, but as co-tenants,

LOT 29 IN BLOCK 21 IN ENGLEFIELD, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 5915558, IN COOK COUNTY, ILLINOIS.

Property Address: 7733 S Hermitage Avenue, Chicago, Illinois 60620

Permanent Index Number: 20-30-425-010-0000

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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 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 25 day of February, 2016.

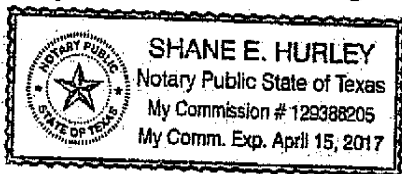
THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America
By the Secretary's duly authorized property
Management contractor, Vendor Resource
Management, pursuant to a delegation of authority
found at 38 C.F.R. 36.4345(f)

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 25 day of February, 2016.



Shane E. Hurley
NOTARY PUBLIC
My Term Expires: _____

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RETURN RECORDED DEED AND FUTURE TAX

BILLS TO:

Scott Feldman

~~██████████~~ 22430 woodland ln.

~~██████████~~ FRANKFORT, IL

~~██████████~~ 60423

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: 02/29/2016

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		11-Mar-2016
	CHICAGO:	303.75
	CTA:	121.50
	TOTAL:	425.25

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Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		11-Mar-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

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