



Doc#: 1608249342 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/22/2016 03:49 PM Pg: 1 of 4

2016-00974-PT

SPECIAL WARRANTY DEED

This Indenture, made on the 9 day of March, 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 Lincy Joseph, an individual with an address of 1910 Maidenhair Ln, Sugar Land, Texas 77479, hereinafter referred to as Grantee.

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

FOR VALUABLE CONSIDERATION of the sum of Seventy Thousand One Hundred Dollars and No Cents (\$70,100.00) 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. 36.4345(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 85 in First Addition to Cummings and Foreman's Real Estate Corporation, a Resubdivision of part of Miami Park, in the West 1/2 of Section 9, Township 39 North, Range 12, at of the Third Principal Meridian in Cook County, Illinois.

Property Address: 446 Morris Ave, Bellwood, Illinois 60104

Permanent Index Number: 15-09-301-056-0000

PREMIER TITLE

# 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 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 9 day of March, 2016

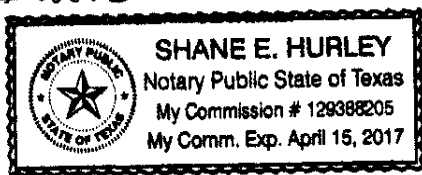
THE SECRETARY OF VETERANS AFFAIRS,  
An officer of the United States of America  
By the Secretary's duly authorized property  
Management contractor, Vendor Resource  
Management pursuant to a delegation of authority  
found at 38 C.F.R. 36.4345(f)

Michelle Murphy  
Printed Name and Title Michelle Murphy ARP

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 9 day of March, 2016.



SE Hurley  
NOTARY PUBLIC  
My Term Expires: \_\_\_\_\_

# UNOFFICIAL COPY

**RETURN RECORDED DEED AND FUTURE TAX**

**PREPARED BY:**

**BILLS TO:**

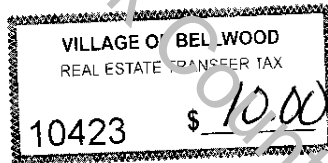
Lincy Joseph  
446 Morris Ave  
Bellwood, Illinois 60104

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: 3-18-19  
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.



**PREMIER TITLE**  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

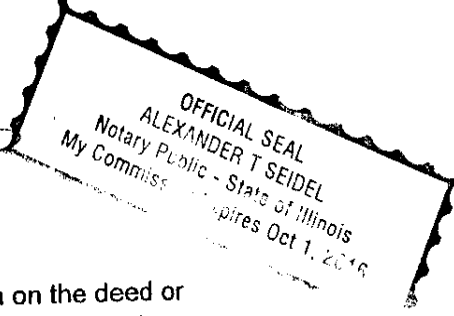
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 of Illinois.

Dated 3-18-16

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Agent  
THIS 18<sup>th</sup> DAY OF March  
2016

NOTARY PUBLIC [Handwritten Signature]



The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated 3-18-16

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Agent  
THIS 18<sup>th</sup> DAY OF March  
2016

NOTARY PUBLIC [Handwritten Signature]



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

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]