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Doc#: 1608341060 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/23/2016 02:41 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

This Indenture, made on the 15 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 Carlton Phillips, an individual with an address of 9551 S. Leavitt St., Chicago

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

Illinois 60643 and Patricia Phillips, an

individual with an address of 9551 S. Leavitt St., Chicago, Illinois 60643, hereinafter referred to as Grantees. * NOT AS ~~TENANTS~~ IN COMMON, BUT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

FOR VALUABLE CONSIDERATION of the sum of One Hundred Thirty-Five Thousand Dollars and No Cents (\$135,000.00) 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. 36.43-15(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"):

LOT 26 AND THE WEST 3.60 FEET OF LOT 27 OF THE RESUBDIVISION OF THE WEST HALF OF BLOCK 14 (EXCEPT THE EAST 50 FEET OF THE SOUTH 133 FEET) AND THE NORTH 300 FEET OF THE SOUTH 400 FEET OF THE WEST HALF OF BLOCK 13 ALL IN STONY ISLAND HEIGHTS, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1800 E 93rd Street, Chicago, Illinois 60617

FIRST AMERICAN TITLE
FILE # 2727858

1081

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Permanent Index Number: 25-01-312-053-0000

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 15 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 AVP

REAL ESTATE TRANSFER TAX		21-Mar-2016
	CHICAGO:	1,012.50
	CTA:	0.00
	TOTAL:	1,012.50
25-01-312-053-0000 20160301681566 1-162-917-440		
* Total does not include any applicable penalty or interest due		

REAL ESTATE TRANSFER TAX		21-Mar-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-01-312-053-0000 20160301681566 0-827-864-640		

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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 15 day of March, 2016.

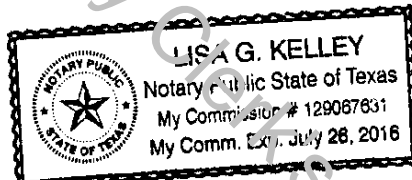
NOTARY PUBLIC
My Term Expires: _____

RETURN RECORDED DEED AND FUTURE TAX
BILLS TO:
Carlton Phillips
Patricia Phillips
~~1800 E 93rd Street~~ 9551 So. Leavitt
Chicago, Illinois 60643

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.

Exempt under provisions of
Paragraph 2, Section 31-45,
Property Tax Code.

3/21/16
Date | [Signature]
Buyer, Seller or Representative

Under provisions of
Paragraph _____, Section 31-45,
Property Tax Code.

Buyer, Seller or Representative