

UNOFFICIAL COPY



Doc#: 1614444009 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/23/2016 10:41 AM Pg: 1 of 3

SPECIAL WARRANTY DEED


THIS INDENTURE, made this 4th day of May, 2016, between **Wells Fargo Bank, N.A.** ("Grantor"), duly authorized to transact business in the United States, and **Secretary of Veterans Affairs, an Officer of the United States of America** ("Grantee"), WITNESSETH, that the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged by these presents, does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and to its successors and assigns, FOREVER, all the following described real estate located in the County of Cook, State of Illinois, to wit:

The South 1/2 of Lot 23 and all of Lot 24 in Block 1 in Sheldon Heights, being a Subdivision of the Northwest 1/4 of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 11149 South Eggleston Avenue, Chicago, IL 60628

Property Index No.: 25-21-107-021-0000

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to current and subsequent taxes and other assessments, building lines and building laws and ordinances, zoning laws and ordinances, private and public roads and highways, and reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

REAL ESTATE TRANSFER TAX	18-May-2016
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-21-107-021-0000 | 20160501603682 | 0-508-258-624

* Total does not include any applicable penalty or interest due.

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In witness whereof, said Grantor has hereunto set its hand this 4th day of May, 2016.

WELLS FARGO BANK, N.A.

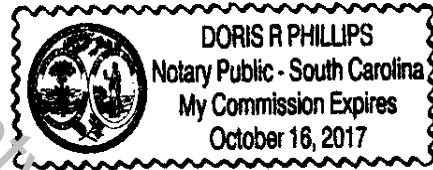
By: Jameca Rambert
Jameca Rambert
Its: Vice President Loan Documentation
Wells Fargo Bank, N.A.
05/04/2016

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this May 4, 2016 by Jameca Rambert Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Jameca Rambert is personally known to me or [X] produced satisfactory evidence of identification.

[Signature]
Notary Public
My commission expires 10/16/2017



Exempt under provisions of Paragraph B, Section 31-45 of the Real Estate Tax Law (35 ILCS 200/31-45)



5/12/16
Date

[Signature]
Buyer, Seller or Representative

Grantee's Name and Address and Tax Mailing Address:
Secretary of Veterans Affairs, an Officer of the United States of America
Department of Veterans Affairs VA Regional Loan Center
1 Federal Drive, Ft. Snelling
St. Paul, MN 55111-4050

This instrument was prepared by:
Manley Deas Kochalski LLC
1555 Lake Shore Drive
Columbus, OH 43204

Please return to:
Manley Deas Kochalski LLC
DEEDS
P.O. Box 165028
Columbus OH 43216-5028

REAL ESTATE TRANSFER TAX		23-May-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-21-107-021-0000 20160501603682 0-010-426-688		

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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 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 title to real estate under the laws of the State of Illinois.

Dated May 19th, 2016

Signature: K. Ellis
Grantor or Agent

Subscribed and sworn to before me
By the said Hebert
This 19, day of May, 2016
Notary Public [Signature]

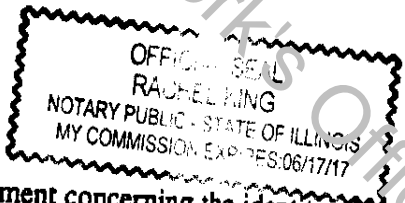


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date May 19th, 2016

Signature: K. Ellis
Grantee or Agent

Subscribed and sworn to before me
By the said Desent
This 19, day of May, 2016
Notary Public [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.)