

UNOFFICIAL COPY

Doc#: 1615557172 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/03/2016 12:45 PM Pg: 1 of 3

Dec ID 20160501610952
ST/CO Stamp 1-803-352-384
City Stamp 0-078-346-560 City Tax: \$817.50

1642538

SPECIAL WARRANTY DEED

This Indenture, made on the 24 day of May, 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 Jose Campoverde, an individual with an address of 3403 N Kolmar Ave Chicago, Illinois 60641 and Marcia Campoverde, an individual with an address of 3403 N Kolmar Ave, Chicago, Illinois 60641, hereinafter referred to as Grantees.

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

FOR VALUABLE CONSIDERATION of the sum of One Hundred Nine Thousand Dollars and No Cents (\$109,000.00) 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. 16.4345(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 1 (except the West 5-1/4 feet thereof) in Davis and Son's Subdivision of Lot 145 in the School Trustee's Subdivision of the North part of Section 16, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 5539 W Van Buren St., Chicago, Illinois 60644

Permanent Index Number: 16-16-117-012

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 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 24 day of May, 2016.

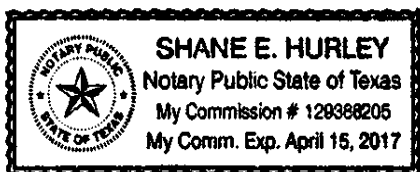
THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America
By the Secretary's duly authorized property
Management contractor, Vendor Resource
Management, pursuant to a delegation of authority
found at 38 C.F.R. 36.4345(f)

Michelle Murphy
Printed Name and Title Michelle Murphy AWP

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 May, 2016.



SE Hurley
NOTARY PUBLIC
My Term Expires: _____

UNOFFICIAL COPY

RETURN RECORDED DEED AND FUTURE TAX

PREPARED BY:

BILLS TO:

Jose Campoverde

Marcia Campoverde

~~██████████~~
Chicago, Illinois 60641

3403 N. KOLMAR AVE

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.

PROPERTY OF COOK COUNTY CLERK'S OFFICE