

UNOFFICIAL COPY

Doc#: 1617939089 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/27/2016 09:28 AM Pg: 1 of 3

40026001 1/1

GIT

Dec ID 20160601622430
ST/CO Stamp 1-752-266-048
City Stamp 1-585-464-640 City Tax: \$285.00

SPECIAL WARRANTY DEED

This Indenture, made on the 40026001/1 20 day
of June, 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 Sonya Hardy, an individual with an
address of 9217 S Saginaw, Chicago,
Illinois 60617, hereinafter referred to as
Grantee.

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

FOR VALUABLE CONSIDERATION of the sum of Thirty-Eight Thousand Dollars and No Cents (\$38,000.00) 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. 36.4345(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 ONE HUNDRED SIX (106) IN A RESUBDIVISION OF LOTS 19 TO 28 BOTH INCLUSIVE OF BLOCK 76, LOTS 23 TO 33 BOTH INCLUSIVE OF BLOCK 78, LOTS 1 TO 44 BOTH INCLUSIVE OF BLOCK 79, LOTS 5 TO 21 BOTH INCLUSIVE AND LOTS 34 TO 44 BOTH INCLUSIVE OF BLOCK 80 AND LOTS 3 TO 9 BOTH INCLUSIVE OF BLOCK 81 IN THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF PARTS OF FRACTIONAL SECTION 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 9219 S Saginaw Avenue, Chicago, Illinois 60617

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Permanent Index Number: 26-06-312-012-0000

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 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 20 day of June, 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		23-Jun-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
26-06-312-012-0000 20160601622430 1-752-266-048		

REAL ESTATE TRANSFER TAX		23-Jun-2016
	CHICAGO:	285.00
	CTA:	0.00
	TOTAL:	285.00 *
26-06-312-012-0000 20160601622430 1-585-464-640		
* Total does not include any applicable penalty or interest due.		

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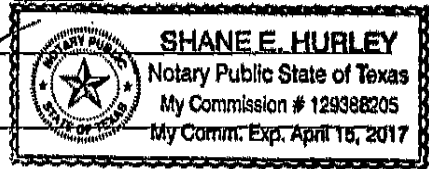
STATE OF Texas
COUNTY OF Denton

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 20 day of June, 2016.

Shane E. Hurley
NOTARY PUBLIC

My Term Expires:



RETURN RECORDED DEED AND ~~RECORD~~

~~BISS TO~~ **LAW OFFICES**
~~Sonya Hardy~~ **DANIEL M. GREENBERG, OF ATTORNEY**
~~9217 S. Saginaw~~ **18141 DIXIE HWY., SUITE 111**
~~Chicago, Illinois 60617~~ **HOMEWOOD, IL 60430-2247**

SEND TAX BILLS TO:
SONYA HARDY
6901 S. CREIBER, CHICAGO, IL 60659

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.
(For Seller)

Date: 6-21-16
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.