

2 of 2 1618387

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

UNOFFICIAL COPY



Doc# 1700655012 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/06/2017 09:08 AM PG: 1 OF 4

SPECIAL WARRANTY DEED

This Indenture, made on the 13 day of December, 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 Oxford Holding Group, LLC, an Illinois Limited Liability Company with an address of 575 Berkshire Lane, Des Plaines, Illinois 60016, hereinafter referred to as Grantee.

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

FOR VALUABLE CONSIDERATION of the sum of One Hundred Sixty-Three Thousand Dollars and No Cents (\$163,000.00), 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 28 IN ALTEN'S EUCLID AVE. SUBDIVISION OF THAT PART OF THE SOUTH 133.5 FEET OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF SAID NORTHEAST 1/4 AT A POINT 347.56 FEET WEST OF THE CENTER LINE OF RIVER ROAD; ALSO THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25 LYING NORTH OF THE NORTH LINE OF THE SOUTH 18 1/2 RODS THEREOF; ALSO THAT PART OF THE SOUTHWEST 1/4 OF SAID SECTION 25 LYING NORTH OF THE NORTH LINE OF THE SOUTH 18 1/2 RODS THEREOF; ALSO THAT PART OF THE SOUTHWEST 1/4 OF SAID SECTION 25 LYING NORTH OF THE NORTH LINE OF THE SOUTH 18 1/2 RODS OF

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THE NORTH 40 RODS OF SAID SOUTHEAST 1/4 (EXCEPTING THEREFROM THAT PART THEREOF HERETOFORE DEDICATED FOR ROADS.

Property Address: 2002 E Euclid Avenue, Mount Prospect, Illinois 60056

Permanent Index Number: 03-25-201-003-0000

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.

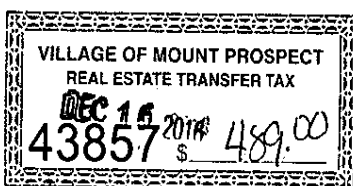
TO HAVE AND TO HOLD the Property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining to the said Grantee, its successors and assigns.



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 13 day of December, 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-Dec-2016 |
|--|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 03-25-201-003-0000 20161201695224 1-974-417-600 | | |

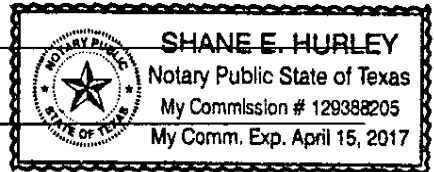
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STATE OF Texas
COUNTY OF Denton

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 13 day of December, 2016.

SE Hurley
NOTARY PUBLIC
My Term Expires: _____



RETURN RECORDED DEED AND FUTURE TAX

PREPARED BY:

BILLS TO:
Oxford Holding Group, LLC
575 Berkshire Lane
Des Plaines, Illinois 60016

FortenberryLaw PLLC
Jeremiah Barlow, Esq.
Illinois Bar No. 6303450
3785 Research Blvd., Suite 125
Austin, Texas 78750

Exempt under the Provision of Paragraph (b), Section 51.45, 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 _____
Section 4, Real Estate Transfer Tax Act.

12/16/16

Date _____ Buyer, Seller or Representative _____

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 12 | 13 | 20 16

SIGNATURE: [Signature]
GRANTOR or AGENT

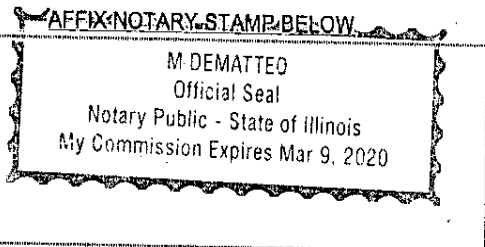
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Karolina Cichacka

On this date of: 12 | 13 | 20 16

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 12 | 13 | 20 16

SIGNATURE: [Signature]
GRANTEE or AGENT

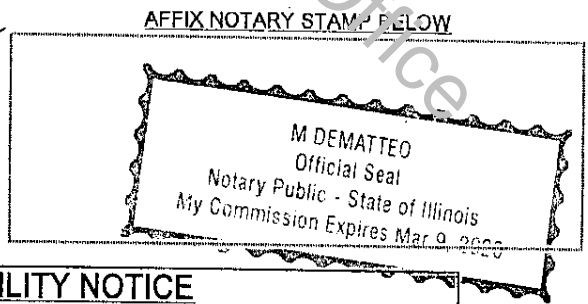
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Karolina Cichacka

On this date of: 12 | 13 | 20 16

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 Act: (35 ILCS 200/Art. 31)**)