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Doc# 1705255160 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2017 02:23 PM PG: 1 OF 3

Executive Land Title
7794 N. Milwaukee
Niles, IL 60714

When recorded, return deed and mail tax bills to
Warren McBride, 18541 Maple Avenue, Country Club
Hills, IL 60478

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, The Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420 ("Grantor"), does hereby convey to Warren McBride, a married man, whose address is 6501 Old Plank Boulevard, Matteson, IL 60433 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

LOT 29 IN PREMIER ESTATES, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to The Secretary of Veterans Affairs by instrument recorded on 5/23/2016 at Doc#: 1614434048 with the Recorder of Cook County, Illinois.

Permanent Index No: 31-03-218-003-0000

Property Address: 18541 Maple Avenue, Country Club Hills, IL 60478. This address is provided for informational purposes only.

Grantee(s), by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Dated this 8 day of February, 2017.

[Signature Page Follows]

REO 99069



City of Country Club Hills
EXEMPT
Real Estate Transfer Stamp

KQV 2/21/2017

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THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: Lillian Vaughan
Lillian Vaughan AMP
 Printed Name, Title

*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)*

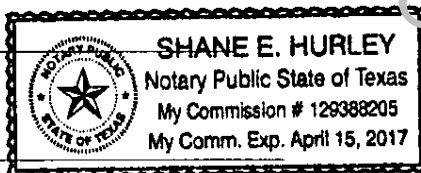
ACKNOWLEDGMENT

STATE OF TEXAS)
)
 COUNTY OF DENTON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Lillian Vaughan on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known or has shown _____ as identification, and is the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she 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 8 day of February, 2017.

SE Hurley
 Notary Public



My Commission Expires: _____

Prepared by a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with Grantee(s), and did not provide legal advice to Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this deed should be directed to: Better's Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/ info@better'slawfirm.com/(713) 360-6290.

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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 2/18, 2017

Signature: _____

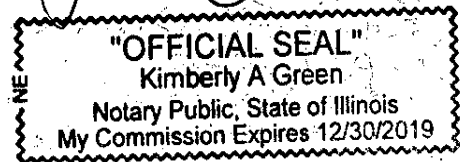
Grantor or Agent

Subscribed and sworn to before me

By the said Agent

This 18 day of February, 2017

Notary Public Kimberly A Green



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 2/18, 2017

Signature: _____

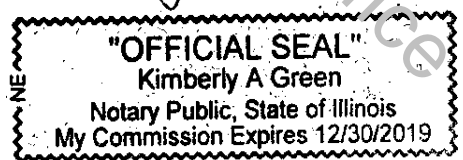
Grantee or Agent

Subscribed and sworn to before me

By the said Agent

This 18 day of February, 2017

Notary Public Kimberly A Green



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.)