

# UNOFFICIAL COPY



\*1712445014D\*

When recorded, return deed and mail tax bills to: RMI GROUP INC., 4831 Bellamy Road, Country Club Hills, IL 60438 7	Doc# 1712445014 Fee \$44.00 RHSP FEE:\$9.00 RPRF FEE: \$1.00 AFFIDAVIT FEE: \$2.00 KAREN A. YARBROUGH COOK COUNTY RECORDER OF DEEDS DATE: 05/04/2017 09:17 AM PG: 1 OF 4
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## FIRST AMERICAN TITLE FILE # 2842210

Space above this line for Recorder's Use

### 1/2 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 RMI GROUP INC., an Illinois corporation, whose address is 4831 Bellamy Road, Country Club Hills, IL 60438 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

LOT 74 IN HENNING E. JOHNSON'S 2<sup>ND</sup> ADDITION TO MEADOW LANE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 1958 AS DOCUMENT NO. 17195214 (EXCEPT THAT PART ACQUIRED FOR THE PUBLIC HIGHWAY) 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 12/6/2016 at Doc# 1634134001 with the Recorder of Cook County, Illinois.

Permanent Index No: 29-14-225-004-0000

Property Address: 15419 ~~South~~ Dorchester Avenue, Dolton, IL 60419. 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 17 day of April, 2017.

[Signature Page Follows]

REO I08729

VILLAGE OF DOLTON No 20993  
 WATER / REAL PROPERTY TRANSFER TAX  
 ADDRESS 15419 Dorchester  
 ISSUE 4-27-17 EXPIRED 5-27-17  
 AMT 520  
 TYPE WTS *J. Johnson*  
 VILLAGE COMPTROLLER

REAL ESTATE TRANSFER TAX		03-May-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
29-14-225-004-0000   20170401647656   0-666-023-616		

CORD REVIEW R 4

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**THE SECRETARY OF VETERANS AFFAIRS**  
An Officer of the United States of America

By: Tashemia Brown

Tashemia Brown, AVP

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)*

Exempt under provisions of Paragraph B, Section 31-45, Property Tax Code.

4-17-17  
Date

[Signature]  
Buyer/Seller or Representative

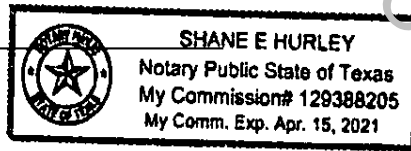
### ACKNOWLEDGMENT

STATE OF TEXAS )  
 )  
COUNTY OF DENTON )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Tashemia Brown, AVP 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 17 day of April, 2017.

[Signature]  
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: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/ info@betterslawfirm.com/(713) 360-6290.

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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: 5 | 3 | 2017

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

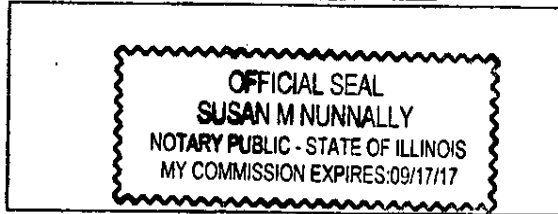
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): \_\_\_\_\_

On this date of: 5 | 3 | 2017

NOTARY SIGNATURE: Susan M. Nunnally

AFFIX NOTARY STAMP BELOW



### 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: 5 | 3 | 2017

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

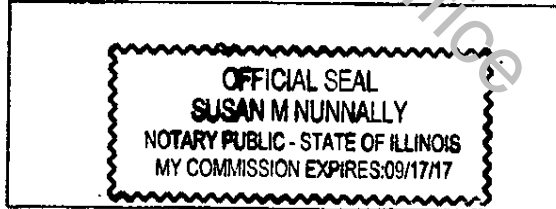
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): \_\_\_\_\_

On this date of: 5 | 3 | 2017

NOTARY SIGNATURE: Susan M. Nunnally

AFFIX NOTARY STAMP BELOW



### 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)

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# Village of Dolton Housing Department

14122 Chicago Rd. Phone: 708.201.3263 Fax: 708.201.3233

## Certificate of Compliance As-Is Sale

Date: 4/27/17 Certificate # 170427-005

Property Address: 15419 Dorchester

Owner: RMT Group Inc

It is understood that this is an "As Is" Sale and all violations must be corrected before occupancy. Upon correction of the violations, a re-inspection must be scheduled. Failure to correct violations and/or occupancy of the property carries a \$500.00 fine.

**THIS HOUSE IS APPROVED FOR CLOSING - NOT OCCUPANCY**

Approved: Denise Fields  
Housing Director

Village Seal