

# UNOFFICIAL COPY

CITYWIDETITLE CORPORATION  
850 W. JACKSON BLVD., STE 320  
CHICAGO, ILLINOIS 60607

722919



\*1718416018D\*

Doc# 1718416018 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/03/2017 10:32 AM PG: 1 OF 6

☒ DEED  
☐ SUBORDINATION  
☐ POWER OF ATTORNEY  
☐ OTHER

REMARKS:

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<p>7229119</p> <p>When recorded, return deed and mail tax bills to: Munaf Arbi, 2300 Woodhill Court, Plainfield, IL 60586</p> <p><b>Citywide Title Corporation</b> 850 W. Jackson Blvd., Ste. 320 Chicago, IL 60607</p>	
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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 Munaf Arbi, whose address is 2300 Woodhill Court, Plainfield, IL 60586 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

LOT 18 IN BLOCK 83 IN THE VILLAGE OF PARK FOREST AREA NO. 5, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35, AND THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1951 AS DOCUMENT NUMBER 15139014, 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 4/10/2017 at Doc# 1710015176 with the Recorder of Cook County, Illinois.

Permanent Index No: 31-35-406-020-0000

Property Address: 306 Seminole Street, Park Forest, IL 60466. 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 15 day of June, 2017.

[Signature Page Follows]

REO 114148

\*\*\*\*\*  
REAL ESTATE  
TRANSFER TAX 130dol's00cts

JA

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## THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: Michelle Murphy  
Michelle Murphy, 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)*

### ACKNOWLEDGMENT

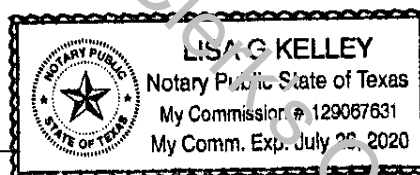
STATE OF TEXAS )  
 )  
 COUNTY OF DENTON )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Michelle Murphy 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 15 day of June, 2017.

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@betterlawfirm.com/(713) 360-6290.

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## **EXHIBIT A**

LOT 18, IN BLOCK 83, IN THE VILLAGE OF PARK FOREST AREA NO. 5, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35, AND THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1951 AS DOCUMENT NUMBER 15139014, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## REAL ESTATE TRANSFER TAX

27-Jun-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

31-35-406-020-0000

| 20170601679932 | 1-712-063-936

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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 ILLINOIS.

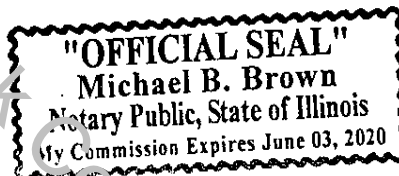
DATED: June 15, 2017

SIGNATURE: \_\_\_\_\_

GRANTOR OR AGENTS

SUBSCRIBE AND SWORN TO BEFORE  
ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: \_\_\_\_\_



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 ILLINOIS.

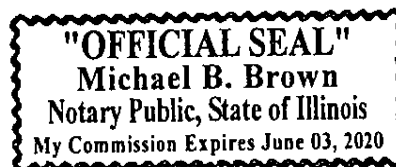
DATED: June 15, 2017

SIGNATURE: \_\_\_\_\_

GRANTOR OR AGENTS

SUBSCRIBE AND SWORN TO BEFORE  
ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: \_\_\_\_\_



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE QUILTY OF CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.