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# UNOFFICIAL COPY

<p>When recorded, return deed and mail tax bills to:          Jose Sanchez, 5641 South Kenneth Avenue, Chicago, IL 60629</p> <p><b>Citywide Title Corporation</b>          850 W. Jackson Blvd., Ste. 320          Chicago, IL 60607</p>	 <p>*1729908122D*</p> <p>Doc# 1729908122 Fee \$46.00</p> <p>RHSP FEE: \$9.00 RPRF FEE: \$1.00          AFFIDAVIT FEE: \$2.00          KAREN A. YARBROUGH</p>
<p>COOK COUNTY RECORDER OF DEEDS</p> <p>DATE: 10/26/2017 03:02 PM PG: 1 OF 5</p>	

5A

### 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 Jose Sanchez, whose address is 5641 South Kenneth Avenue, Chicago, IL 60629 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

LOT 11 IN BORCHERTS SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE WEST 6 ACRES OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4) OF SECTION 32, TOWNSHIP 38 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 4/4/2016 at Doc#: 1609544058 with the Recorder of Cook County, Illinois.

Permanent Index No: 19-32-310-024

Property Address: 8540 Mobile Avenue, Burbank, IL 60459. This address is provided for informational purposes only.

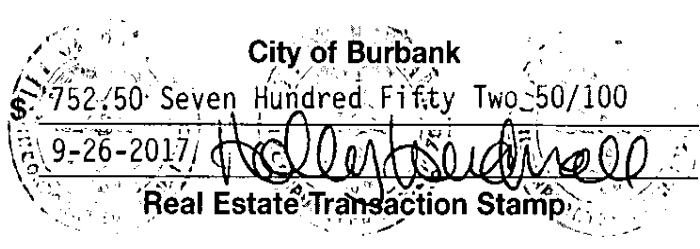
Grantee(s), by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

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 25 day of September, 2017.

[Signature Page Follows]

REO 96736



# UNOFFICIAL COPY

**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

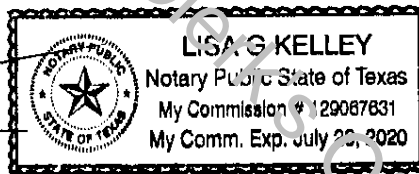
STATE OF TEXAS )  
 )  
COUNTY OF DENTON )

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

Exempt under provisions of Paragraph 6, Section 4,  
Real Estate Transfer Tax Act.

9/25/17  
Date

[Signature]  
Buyer, Seller or Representative

# UNOFFICIAL COPY

## **EXHIBIT A**

LOT 11 IN BORCHERTS SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE WEST 6 ACRES OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4) OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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:

9/25/17

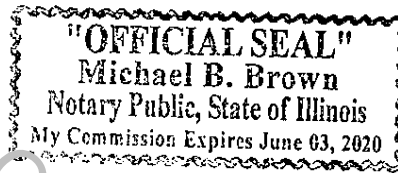
SIGNATURE:

  
GRANTOR OR AGENTS

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

NOTARY PUBLIC:



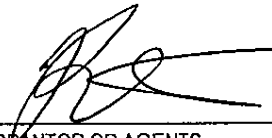


THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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:

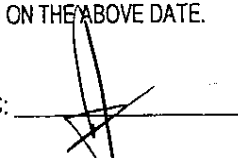
9/25/17

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.

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

04-Oct-2017



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

19-32-310-024-0000

| 20171001633612 | 0-676-752-320