

# UNOFFICIAL COPY

Doc#: 1803618054 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/05/2018 01:29 PM Pg: 1 of 3

Dec ID 20180101687801  
ST/CO Stamp 0-904-878-624

## Special Warranty Deed

RETURN TO:

Wheatland Title Guaranty Company  
105 West Veterans Parkway  
Yorkville, Illinois 60560

Recorded by: Wheatland Title Guaranty Company  
105 West Veterans Parkway  
Yorkville, IL 60560

WTG File: SFH-2018CO-8.0

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When recorded, return deed and mail tax bills to:  
POWERHOUSE INVESTMENT PARTNERS LLC, 1440  
West Taylor Street, Suite 1052, Chicago, IL 60607

SFH-2018CO-08.0

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 POWERHOUSE INVESTMENT PARTNERS LLC, an Indiana limited liability company whose address is 1440 West Taylor Street, Suite 1052, Chicago, IL 60607 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

LOT 13 IN HOEKSTRA'S 4TH ADDITION TO DUTCH VALLEY, SOUTH HOLLAND, IL., BEING A SUBDIVISION OF PART OF LOTS 1, 2 AND 3 OF ANKER'S SUBDIVISION OF THE W 1/2 OF THE NE 1/4 AND THE NW 1/4 OF SECTION 23, TOWNSHIP 36 N, RANGE 14, E OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK CO., IL., ON MARCH 8, 1960, AS DOC. #1911879 IN COOK CO., IL. 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 7/17/2017 at Doc# 1719816058 with the Recorder of Cook County, Illinois.

Permanent Index No: 29-23-118-006

Property Address: 16320 South Woodlawn East, South Holland, IL 60473. 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 4 day of January, 2018.

[Signature Page Follows]

REO 120413

EXEMPT UNDER PROVISIONS OF PARAGRAPH b SECTION 4 REAL ESTATE TRANSFER ACT.

1/4/18  
DATE

  
BUYER, SELLER, REPRESENTATIVE

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## THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: *Lillian Vaughan*  
Lillian Vaughan 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)*

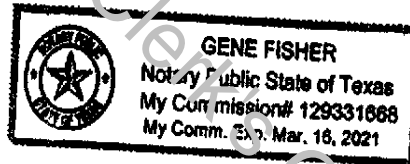
### ACKNOWLEDGMENT

STATE OF TEXAS )  
 )  
COUNTY OF DENTON )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared *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 4 day of January, 2018.

*[Signature]*  
Notary Public



My Commission Expires: 3-16-2021

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.

REAL ESTATE TRANSFER TAX		31-Jan-2018
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00