

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

11 Jul 2018



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

27-35-302-022-1058

20180701621217 | 0-791-317-280

When recorded, return deed and mail tax bills to:

Stephanie Czaja, 18167 Mager Drive, Tinley Park, IL 60487



\*18193340130\*

Doc# 1819334013 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/12/2018 09:25 AM PG: 1 OF 4

FIRST AMERICAN TITLE  
FILE # 5919759

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 Stephanie Czaja, whose address is 10419 McKenna Court, Orland Park, IL 60467 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

*see Attached legal J.N.*

~~UNIT NO. 5-18167 IN THE TOWN POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS IN CERTAIN TOWN POINTE MULTI-FAMILY SUBDIVISIONS IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99, 333, 247, AS MAY BE AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS, SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD. 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 5/4/2018 at Doc#. 1812449203 with the Recorder of Cook County, Illinois.

Permanent Index No: 27-35-302-022-1058

Property Address: 18167 Mager Drive, Tinley Park, IL 60487. 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 5 day of July, 2018.

[Signature Page Follows]

REO 128103

R 4

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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)*

Exempt under provisions of

Paragraph B, Section 31-45,

Property Tax Code.

7-5-18

Date

*[Signature]*  
Buyer, Seller or Representative

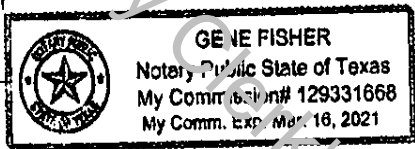
### ACKNOWLEDGMENT

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 5 day of July, 2018.

*[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: Better's Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/ info@better'slawfirm.com/(713) 360-6290.

Prepared by Better's Law Firm  
800 Town & Country Blvd. Ste. 300  
Houston, TX 77024

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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: UNIT NUMBER 5-18167 IN THE TOWN POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND; CERTAIN LOTS IN CERTAIN TOWN POINTE MULTI-FAMILY SUBDIVISIONS IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99333247, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 27-35-302-022-1058 Vol. 147

Property Address: 18167 Mager Drive, Tinley Park, Illinois 60487-2120

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 7 | 11 | 20 18

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:

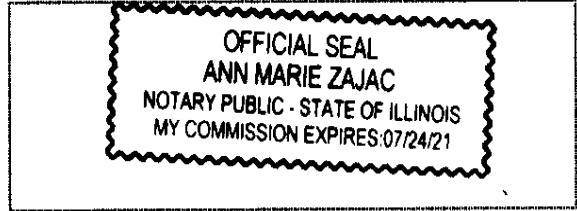
Ann Marie Zajac

By the said (Name of Grantor): agent

On this date of: 7 | 11 | 20 18

NOTARY SIGNATURE: [Signature]

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 7 | 11 | 20 18

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:

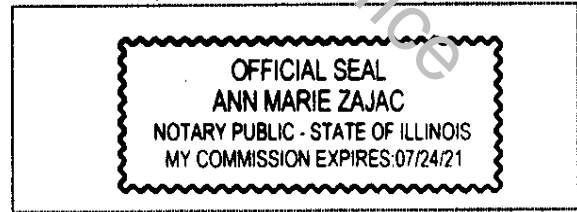
Ann Marie Zajac

By the said (Name of Grantee): agent

On this date of: 7 | 11 | 20 18

NOTARY SIGNATURE: [Signature]

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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**