

# UNOFFICIAL COPY

Doc#: 1836049221 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/26/2018 10:28 AM Pg: 1 of 3

Dec ID 20181201664340  
ST/CO Stamp 1-322-678-944  
City Stamp 0-929-335-968 City Tax: \$281.25

When recorded, return deed and mail tax bills to:  
Miguel Hernandez, 10720 South Avenue H, Chicago, IL 60617

410422966-11

GIT

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 Miguel Hernandez, whose address is 10720 South Avenue H, Chicago, IL 60617 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

LOT 56 (EXCEPT THE WEST 125 FEET THEREOF) IN LINCLE'S SUBDIVISION OF PART OF BLOCK 1 IN WARREN'S ADDITION TO WILDWOOD, A SUBDIVISION OF PART OF FRACTIONAL SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS, THE PLAT OF SAID SUBDIVISION BEING REGISTERED AS DOCUMENT NUMBER 261497. 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 5/25/2018 at Doc# 1814522030 with the Recorder of Cook County, Illinois.

Permanent Index No: 25-28-423-072-0000

Property Address: 12500 South Edbrooke, Chicago, IL 60628. This address is provided for informational purposes only. AVE

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 14 day of December, 18.

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## THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: *Lillian Vaughan*  
Lillian Vaughan, AMP  
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 )

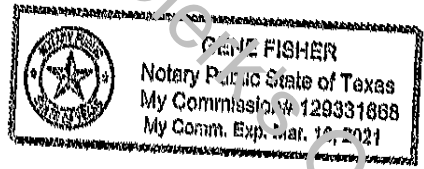
ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Lillian Vaughan on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known or has shown \_\_\_\_\_ 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 14 day of December 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 Bettors Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/ info@bettorslawfirm.com/(713) 360-6290.

Seller's  
Exempt under provisions of Paragraph B, Section 4  
Head Estate Transfer Act.  
12-21-18  
Date *[Signature]*  
Buyer, Seller, or Representative

REAL ESTATE TRANSFER TAX		21-Dec-2018
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

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REAL ESTATE TRANSFER TAX		21-Dec-2018
CHICAGO:		281.25
CTA:		0.00
TOTAL:		281.25 *

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\* Total does not include any applicable penalty or interest due.

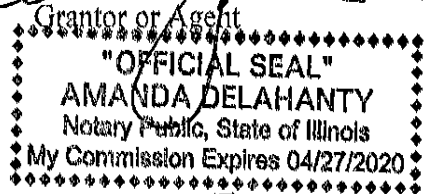
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 12-14-18, 2018 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
this 14<sup>th</sup> day of December,  
2018.

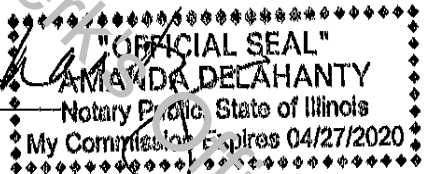


NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that 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 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.

Date 12-14, 2018 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
This 14<sup>th</sup> day of December,  
2018.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Tax Act.)