

UNOFFICIAL COPY



1907816034D

When recorded, return deed and mail tax bills to:
Aboutface Investments, LLC, 5315 North Clark #264, Chicago, IL 60617

Doc# 1907816034 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/19/2019 02:24 PM PG: 1 OF 4

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 Aboutface Investments, LLC, an Illinois limited liability company, whose address is 5315 North Clark #264, Chicago, IL 60617 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

THE SOUTH 34 FEET (MEASURED NORMAL TO THE SOUTH LINE) OF THE FOLLOWING DESCRIBED TRACT OF LAND, THAT PART OF 100 FOOT WIDE RIGHT OF WAY OF THE BALTIMORE, PITTSBURGH AND CHICAGO RAILROAD LYING IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF SOUTH COLFAX AVENUE, LYING NORTH OF THE NORTH LINE OF EAST 81ST STREET PRODUCED WEST OF THE EAST LINE OF SAID SOUTH COLFAX AVENUE AND LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY, ALL 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 3/1/2018 at Doc# 1806006178 with the Recorder of Cook County, Illinois.

Permanent Index No: 21-31-100-069-0000

Property Address: 8057 South Colfax, Chicago, IL 60617. 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 12 day of March, 2019.

[Signature Page Follows]

REO 123129

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

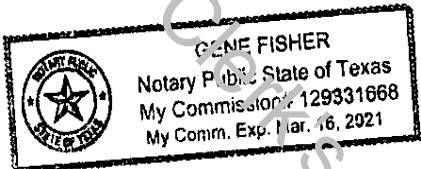
STATE OF TEXAS)
)
COUNTY OF DENTON)

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 12 day of March, 2019.



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

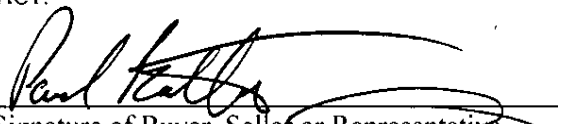
REAL ESTATE TRANSFER TAX		18-Mar-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
21-31-100-069-0000 20190301623828		0-194-866-592

REAL ESTATE TRANSFER TAX		18-Mar-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
21-31-100-069-0000 20190301623828		1-576-375-712

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

UNOFFICIAL COPY

THIS DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH (B), SECTION 200/31-45 OF THE REAL ESTATE TRANSFER TAX ACT.


Signature of Buyer, Seller or Representative

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

UNOFFICIAL COPY

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: 3 | 18 | 20 19

SIGNATURE: *Paul Boillot*
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:
Profit 9 Properties, LLC, by

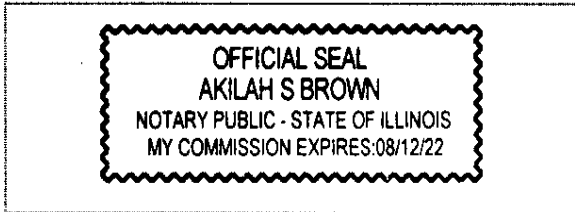
By the said (Name of Grantor): Paul Boillot, Agent

On this date of: 3 | 18 | 20 19

NOTARY SIGNATURE: *Akilah S Brown*

Akilah Graham

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: 3 | 18 | 20 19

SIGNATURE: *Paul Boillot*
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:
Write Homes Properties, LLC,

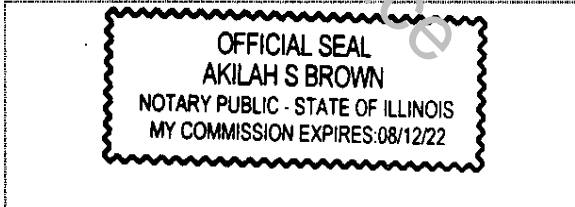
By the said (Name of Grantee): by Paul Boillot, Agent

On this date of: 3 | 18 | 20 19

NOTARY SIGNATURE: *Akilah S Brown*

Akilah Graham

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)**