

UNOFFICIAL COPY

Doc#: 1931855119 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/14/2019 11:47 AM Pg: 1 of 3

Dec ID 20191101642550
ST/CO Stamp 1-537-118-560

FIDELITY NATIONAL TITLE

SC19029028

When recorded, return deed and mail
tax bills to:
NH HOMES LLC, 7450 Lincoln
Avenue, Skokie, IL 60076

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 NH HOMES LLC, an Illinois limited liability company, whose address is 7450 Lincoln Avenue, Skokie, IL 60076 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

SOUTH 42 FEET OF LOT 17 IN BLOCK 5 IN HOME GARDEN ACRES SUBDIVISION, BEING A SUBDIVISION INTO LOTS, BLOCKS AND STREETS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RAILROAD RIGHT OF WAY) 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 9/10/2019 at Doc # 1925916058 with the Recorder of Cook County, Illinois.

Permanent Index No: 30-18-233-035

Property Address: 854 Buffalo Avenue, Calumet City, IL 60409. 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 November, 2019.

[Signature Page Follows]

REO 146076

REAL ESTATE TRANSFER TAX

60037 11.6.19


Calumet City • City of Homes \$ 292.00

REAL ESTATE TRANSFER TAX

60038 11.6.19


Calumet City • City of Homes \$ 292.00

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)

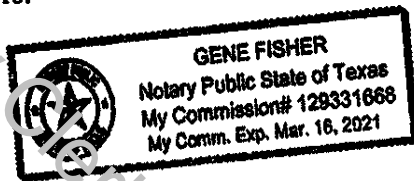
COUNTY OF DENTON)

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 4 day of November, 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: Better Law Firm PLLC, 800 Town & Country Boulevard, Suite 800, Houston, Texas 77024/ info@betterlawfirm.com/(713) 360-6290.

Exempt under provision of Paragraph B, Section of
Real Estate Transfer Tax Act.
11/17/19
[Signature]
Date Signer, Seller or Representative

REAL ESTATE TRANSFER TAX		12-Nov-2019
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
30-18-233-035-0000		
20191101642550		1-537-118-580

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

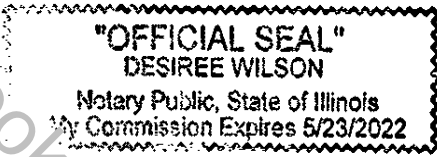
GRANTOR OR AGENT:

A. Sutt
Signature

Agent
Print Name

Subscribed and sworn to before me this 12th of NOVEMBER, 2019

[Signature]
Notary Public



The grantee or their 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 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

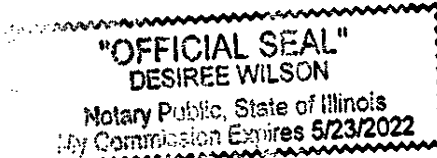
GRANTEE OR AGENT:

A. Sutt
Signature

Agent
Print Name

Subscribed and sworn to before me this 12th of NOVEMBER, 2019

[Signature]
Notary Public



NOTE: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.]