

UNOFFICIAL COPY

Doc#: 2007706285 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/17/2020 01:34 PM Pg: 1 of 3

Dec ID 20200301635314
ST/CO Stamp 0-893-828-960

When recorded, return deed to Grantee(s)

at: 17009 Greenbay Ave
Arturo Ruiz Serna, ~~17009 Greenbay~~
Avenue, Lansing, IL 60438
Mail tax bills to Grantee(s) at the same
address.

Space above this line for Recorder's Use

QUIT CLAIM 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 and quitclaim to Arturo Ruiz Serna, with an address of 6824 West Crandall Avenue, Worth, IL 60482 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

ALL OF THE SOUTH 58 FEET OF THE NORTH 118 FEET OF LOTS 31, 32, 33 AND 34 IN BLOCK 1 IN BRIGHT VIEW ADDITION, BEING A SUBDIVISION OF THE EAST 28 RODS OF THE NORTH HALF OF THE NORTHEAST QUARTER (EXCEPT THE EAST 7 RODS OF THE NORTH 5 RODS) OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, A SUBDIVISION 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 12/20/2019 at Doc# 1935406098 with the Recorder of Cook County, Illinois.

Permanent Index No: 30-30-207-053-0000

Property Address: 17009 Greenbay Avenue, Lansing, IL 60438. 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 3 day of March, 2020.

[Signature Page Follows]

REO 151700

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THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

Michelle Murphy
Michelle Murphy

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 4
 Real Estate Transfer Tax
 Act

Date: 3/9/2020

Altha Blon

Representative

ACKNOWLEDGMENT

STATE OF TEXAS)

)

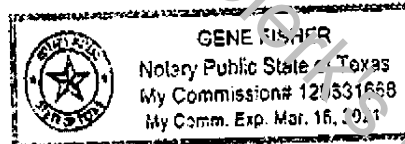
COUNTY OF DENTON)

)

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 3 day of March, 2020.

Notary Public

My Commission Expires: March 16, 2021

This instrument prepared by Patrick Goodwin, a licensed attorney in this state, c/o Betters Law Firm PLLC, 800 Town & Country Blvd, Suite 300, Houston, TX 77024 (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@betterlawfirm.com/(713) 360-6290.

REAL ESTATE TRANSFER TAX

10-Mar-2020



COUNTY: 0.00
 ILLINOIS: 0.00
 TOTAL: 0.00

30-30-207-053-0000

| 20200301635314 | 0-893-828-960

UNOFFICIAL COPY

Village of Lansing

Patricia Eidam
Mayor

Office of the Treasurer

Arlette Frye
TreasurerTHIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:
**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Secretary of Veteran Affairs
4100 International Parkway, Suite 1000
Carrollton, TX 75007
855-843-8323

Telephone: 855-843-8323

Attorney or Agent: Charles Thomas
 Telephone No.: 773-524-6030

Property Address: 17009 Greenbay Avenue
Lansing, IL 60438

Property Index Number (PIN): 30-30-207-053-0000

Water Account Number: 314 2910 00 03

Date of Issuance: March 2, 2020

 (State of Illinois)
 (County of Cook)

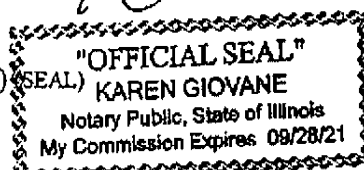
 This instrument was acknowledged before
 me on March 2, 2020 by
Karen Giovane.

(Signature of Notary Public)

VILLAGE OF LANSING

By:

Village Treasurer or Designee



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.