UNOFFICIAL COPY

Doc#. 2012003307 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 04/29/2020 01:09 PM Pg: 1 of 3

Dec ID 20200401654892 ST/CO Stamp 1-821-038-816

When recorded, return deed and mail tax bills to:
EXCEL PROPERTY SOLUTIONS,
LLC, 7230 171st Street, #94, Tinley Park,
IL 60477



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 EXCEL PROPERTY SOLUTIONS, LLC, an Illinois limited liability company, whose address is 7230 171st Street, #94, Til ley Fark, IL 60477 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

LOT 17, IN BLOCK 5 IN MANUS MIDLOTHIAN PARK SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13, LAST OF THE THIRD PRINCIPAL MERIDIAN, 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 'no rument recorded on 3/10/2020 at Doc# 2007006065 with the Recorder of Cook County, Illinois.

Permanent Index No: 28-10-203-008-0000

Property Address: 14335 Tripp Avenue, Midlothian, IL 60445. This address is provided for informational purposes only.

Grantee(s), by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest accuired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in lavor 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 10,2020

[Signature Page Follows]

REO 149665

UNOFFICIAL COPY

| THE SECRETARY OF VETERANS AFFAIRS |
|---|
| An Officer of the United States of America |
| By: All And |
| Stop-telay Localin AVP |
| Printed Name, Title |
| By the Secretary's duly authorized property |
| management contractor, Vendor Resource |
| Management, pursuant to a delegation of authority |
| found at 33 C.P.R. 36.4345(f) |
| ACKNOWLEDGMENT |
| STATE OF TEXAS) |
| COUNTY OF DENTON) |
| ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared |
| 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 off cial seal in the State of Texas aforesaid, this day of |
| Notary Public Cene Fisher Notary 'un'c State of Texas My Commission # 129331668 |
| Notary Public My Comm. Exp. Mar. 16, 2021 My Comm. Exp. Mar. 16, 2021 |
| My Commission Expires: |
| Visc. |

This instrument prepared by Patrick Goodwin, a licensed attorney in this state, c/o Betters Law Firm PLLC, 800 Town & Country Blvd, State 3.00, 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 of 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 | 17-Apr-2020 |
|--------------------|--|----------------|---------------|
| | The state of the s | COUNTY: | 0.00 |
| | (\$82.) | ILLINOIS: | 0.00 |
| | | TOTAL: | 0.00 |
| 28-10-203-008-0000 | | 20200401654892 | 1-821-038-816 |

2012003307 Page: 3 of 3

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.

| and a | |
|--|--|
| Signature | |
| agento | |
| Print Name | |
| | 2151 APRIL 2026 |
| Subscribed and sworn to before me this _ | of |
| Notary Public | KARA CHURAK OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires Oct 23, 2023 |

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 documer, or the date(s) set forth below.

GRANTEE OR AGENT:

GRANTOR OR AGENT:

Signature

Print Name

Notary Public

Subscribed and sworn to before me this

KARA CHURAK OFFICIAL SEAL

Notary Public - State of Illinois My Commission Expires Oct 23, 2023

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.]