

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

FIDELITY NATIONAL TITLE
SC19025663

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, Tinley Park, 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, EAST 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 instrument 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 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 April, 2020.

[Signature Page Follows]

REO 149665

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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:

[Handwritten Signature]

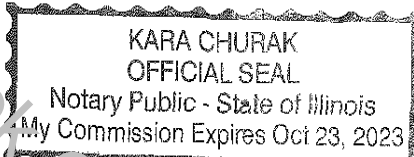
Signature

agent

Print Name

Subscribed and sworn to before me this 21ST APRIL of 2020

[Handwritten 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:

[Handwritten Signature]

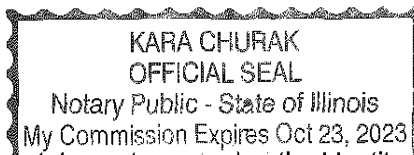
Signature

agent

Print Name

Subscribed and sworn to before me this 21ST APRIL of 2020

[Handwritten 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.]