

UNOFFICIAL COPY

Doc#: 2019521033 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/13/2020 09:32 AM Pg: 1 of 3

Dec ID 20200501673585
ST/CO Stamp 0-285-580-512

When recorded, return deed and mail
tax bills to:
Victor Moreno, 45 Orchard Street,
Hillside, IL 60162

41052782 G 1/2

Property of
GIT

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 Victor Moreno, whose address is 1611 North 12th Avenue, Melrose Park, IL 60160 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

- LOT 20 IN BLOCK 3 BOEGER'S SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO MADISON AND NORTHERN RAILROAD COMPANY (EXCEPT THE EAST 3 CHAINS OF THE NORTH 10 CHAINS THEREOF AND EXCEPT THE WEST 166 5/10 FEET THEREOF) OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12 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 12/30/2019 at Doc#: 1936415062 with the Recorder of Cook County, Illinois.

Permanent Index No: 15-17-401-009-0000

Property Address: 45 Orchard Street, Hillside, IL 60162. 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 29 day of April, 2020.

[Signature Page Follows]

REO 148744

VILLAGE OF HILLSIDE

885.00



5-15-2020

782164

REAL ESTATE TRANSFER TAX

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THE SECRETARY OF VETERANS AFFAIRS
An Officer of the United States of America

By: _____

Patrick Goodwin
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

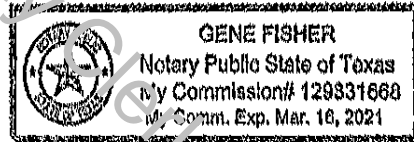
STATE OF TEXAS)
))
COUNTY OF DENTON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Patrick Goodwin 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 29 day of April, 2020.

Notary Public

My Commission Expires: _____



This instrument prepared by Patrick Goodwin, a licensed attorney in this state, c/o Better's Law Firm PLLC, 800 Town & Country Blvd, Suite 900, 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: Better's Law Firm PLLC, 800 Town & Country Boulevard, Suite 900, Houston, Texas 77024/ info@betterlawfirm.com/(713) 360-0290.

REAL ESTATE TRANSFER TAX 22-May-2020

			COUNTRY:	0.00	
			ILLINOIS:	0.00	
			TOTAL:	0.00	

15-17-401-009-0000 | 20200501673585 | 0-285-580-512

"EXEMPT UNDER PROVISIONS OF
PARAGRAPH B, SEC. 4 OF THE
REAL ESTATE TRANSFER ACT"
DATE 4/29/2020

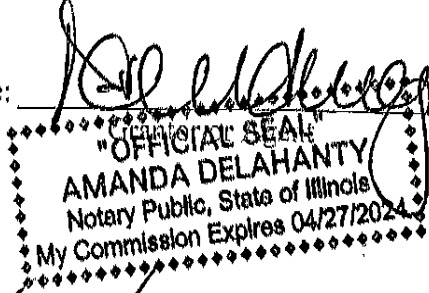
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 title to real estate under the laws of the State of Illinois.

Dated 4/29, 2020 Signature: [Handwritten Signature]

Subscribed and sworn to before Me by the said [Handwritten Name] this 29th day of April, 2020

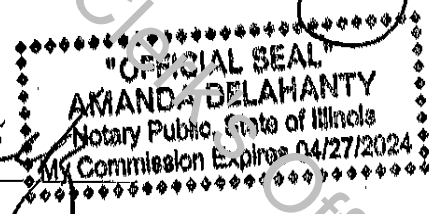


NOTARY PUBLIC [Handwritten Signature]

The Grantee or his 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 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.

Date 4/29, 2020 Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before Me by the said [Handwritten Name] This 29th day of April, 2020.



NOTARY PUBLIC [Handwritten Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)