

UNOFFICIAL COPY

Doc#: 2023820211 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/25/2020 03:16 PM Pg: 1 of 3

Dec ID 20200601610793
ST/CO Stamp 1-923-214-048

When recorded, return deed and mail
tax bills to:
Theodore A. Percudani, 11217 South
Normandy Avenue, Worth, IL 60482

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 Theodore A. Percudani, whose address is 8800 South Harlem Avenue #808, Bridgeview, IL 60455 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

LOT 18 IN BLOCK 5 IN BEVERLY FIELDS, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 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 3/6/2020 at Doc# 2006655015 with the Recorder of Cook County, Illinois.

Permanent Index No: 24-19-215-007-0000

Property Address: 11217 South Normandy Avenue, Worth, IL 60482. 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 23 day of May, 2020.

[Signature Page Follows]

REO 152961

FIDELITY NATIONAL TITLE OC 20018724 1 of 2

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

By:

Lillian Vaughan 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)



Village of Worth

Cook County, IL

All Fines Paid in Full

24-19-215-007-0000

6/15/2020

ACKNOWLEDGMENT

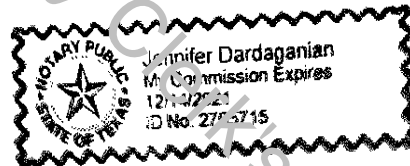
STATE OF TEXAS)
)
COUNTY OF DENTON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Lillian Vaughan 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 28 day of May, 2020.

Jennifer Dardaganian
Notary Public

My Commission Expires: 12-14-2021



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@betterslawfirm.com/(713) 360-6290.

REAL ESTATE TRANSFER TAX

29-Jun-2020



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

24-19-215-007-0000

| 20200601610793

| 1-923-214-048

UNOFFICIAL COPY**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

903 COMMERCE DR. #180, OAK BROOK, ILLINOIS 60523

PHONE: (630) 574-7272

FAX: (630) 574-1689

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 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 5/28, 2020

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the

said agentthis 28th day of May
2020

Notary Public


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 acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 5/28, 2020

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the

said agentthis 28th day of May
2020

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.]