

UNOFFICIAL COPY

ILLINOIS

28-28-40d18551

1993

This Indenture, Made this 21ST day of JULY

between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, D.C. 20420, hereinafter called Grantor, and

JOHN A. BARZANO JR. (MARRIED)
4117 WAGNER AVENUE
SCHILLER PARK, ILLINOIS 60176

of the in the County of COOK

and State of ILLINOIS, hereinafter called Grantee(s).

WITNESSETH, That the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration

- DEPT-01 RECORDING \$25.50
- T#7777 TRAM 3223 06/16/94 08:11:00
- \$3301 + DW #--94-530515
- COOK COUNTY RECORDER

the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto the said Grantee(s) and the heirs or successors and assigns of Grantee(s), all the following-described property

in the County of COOK, Illinois, to wit:

LOTS 25 AND 26 IN BLOCK 3 IN SCHILLER PARK, A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF IRVING PARK BLVD. AND WEST OF THE WISCONSIN CENTRAL RAILROAD RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

C/K/A 4117 WAGNER AVENUE SCHILLER PARK ILLINOIS 60176

(TAX I.D. # 12-16-410-023 VOL. 064 12-16-410-024 VOL. 064) 59

TOGETHER WITH ALL AND SINGULAR the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever of the said Grantor, either in law or equity of, in and to the above-described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD said property unto said Grantee(s) and the heirs or successors and assigns of Grantee(s), forever. Grantor covenants to and with Grantee(s) and the heirs or successors and assigns of Grantee(s) that Grantor has not done, nor suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, Grantor WILL WARRANT AND FOREVER DEFEND.

***** THIS SPECIAL WARRANTY DEED IS SUBJECT TO A PRE-RECORDED MORTGAGE MADE BY JOHN A. BARZANO, JR. AND ANN MARIE BARZANO DATED JULY 16, 1993 AND RECORDED AUGUST 16, 1993 AS DOCUMENT #93-645998. *****

This conveyance is made subject to all unpaid taxes and assessments; covenants, conditions, exceptions, reservations, restrictions, and easements of record; and any state of facts which an accurate survey would show.

IN WITNESS WHEREOF, Grantor, on the day and year first above written, has caused this instrument to be signed and sealed in his/her name and on his/her behalf by the undersigned employee, being thereunto duly appointed, qualified and acting pursuant to title 38, United States Code, sections 212 and 1820, and title 38, Code of Federal Regulations, sections 36.4342, and 36.4520, as amended, and who is authorized to execute this instrument.

JESSE BROWN
Secretary of Veterans Affairs

By  (SEAL)
RONALD H. ROGALA

Title - LOAN GUARANTY OFFICER

VA Regional Office, Chicago, IL
Telephone: (312) 353-4065.

(Pursuant to a delegation of authority contained in VA Regulations, 38 CFR 36.4342 and 36.4520.)

Exempt under Paragraph (B),
Section 4, Illinois Real Estate
Transfer Act.

7/24/93

Approved for VA

25 50
ER

HC93CO-304
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Special Warranty Deed

SECRETARY OF VETERANS

AFFAIRS

TO

JOHN A. BARZANO JR.



Whitcomb & Donaldson

Wheatland Title Guaranty Co.

568 W. Calena

Aurora, IL 60506

Property of Cook County Clerks Office

Attorney.

TIMOTHY MORGAN

This instrument was prepared by

VA Regional Office, P. O. Box 8136, Chicago, Illinois 60680.

*Note: Print, typewrite, or stamp name of employer executing this instrument; also name of notary public immediately underneath such signatures.

Notary Public in and for said County and State.

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

personally known to me

to be an employee of the Department of Veterans Affairs, an agency of the United States Government, and to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered

said instrument as his/her free and voluntary act and as the free and voluntary act and deed of the Secretary of Veterans Affairs for the uses and purposes therein mentioned.

Given under my hand and official seal this

21st day of July, 1993.

My commission expires on JAN. 12, 1994

NOTARY PUBLIC STATE OF ILLINOIS

MARY A. POLY

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that

RONALD H. ROGALA

STATE OF ILLINOIS

COUNTY OF Cook

SS:

94530515

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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 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 title to real estate under the laws of the State of Illinois.

Dated 6/14/1991, 1991 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Thomas L. Dicker this 14th day of June, 1991.
Notary Public [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 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.

Dated 6/14/1991, 1991 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Thomas L. Dicker this 14th day of June, 1991.
Notary Public [Signature]

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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