

UNOFFICIAL COPY

ILLINOIS

This Indenture, made this 31ST day of JULY 1995, 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

QUENTIN S. PODRAZA AND GEORGE D. GROSSMAN
1752 NORTH HUMBOLDT BOULEVARD
CHICAGO, ILLINOIS 60647

95526372

of the State of ILLINOIS, in the County of COOK 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

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:

DEPT-11 TURNING 425.50
150013 TRAN 2900 08/09/95 14:56:00
47885 & C.Y. 00-95-5526372
COOK COUNTY RECORDER

95526372

THE SOUTH 18 3/4 FEET OF LOT 3 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN JOHNSTON AND COX'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

C/K/A 1752 NORTH HUMBOLDT BOULEVARD, CHICAGO, ILLINOIS 60647

TAX I.D. # 13-36-319-027

1st AMERICAN TITLE order # 084442 (1)

95526372

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 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 512 and 3720, 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 [Signature] (PDA1)

RONALD R. ROGALIA

VA 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.

7/31/95
Date

Attorney for VA

25.50

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Special Warranty Deed

SECRETARY OF VETERANS AFFAIRS

TO

QUENTIN S. PODRAZA AND
GEORGE GROSSMAN

When recorded, mail to:

1752 NORTH HUMBOLDT BOULEVARD
CHICAGO, ILLINOIS 60647

Carl P. Palladino

4331 N. Elston

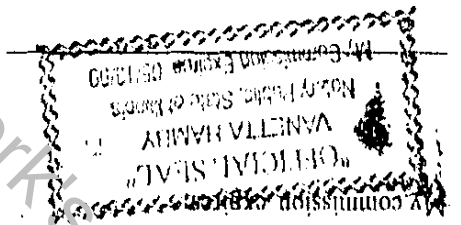
CHgo IL 60641

This instrument was prepared by TIMOTHY MORGAN
VA Regional Office, P.O. Box 8136, Chicago, Illinois 60680.

, Attorney.

*Note.-Print, typewrite, or stamp names of persons executing this instrument; and also name of notary public immediately underneath such signatures.

Notary Public in and for said County and State.



Charles Hamm
Carl P. Palladino

248925556

GIVEN under my hand and official seal this

31

day of

July

19

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.

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

RONALD H. BOGATA
DAVID A. STELZEN

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

STATE OF ILLINOIS
COUNTY OF

} SS:

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

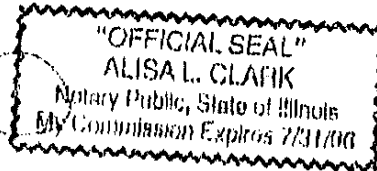
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 8-9, 19 95

[Signature]
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY
THE SAID Agent THIS 9 DAY
OF Aug, 19 95.

NOTARY PUBLIC [Signature]



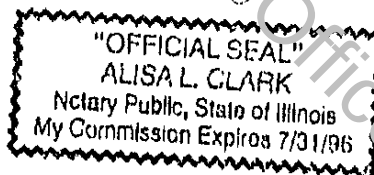
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAMES OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, 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 8-9, 19 95

[Signature]
GRANTEE OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY
THE SAID agent THIS 9 DAY OF
Aug, 19 95.

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 SUBSEQUENT OFFENSES.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS IS EXEMPT UNDER THE PROVISIONS OF SECTION 4, OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)

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Property of Cook County Clerk's Office

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