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28-284-0035411
ILLINOIS

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7623/0018 66 001 Page 1 of 3

1999-02-10 09:34:52

Cook County Recorder

25.50



This Indenture, made this 22ND day of DECEMBER 1998, 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

CLARA B. NELLUMS
7938 SOUTH BURNHAM
CHICAGO, ILLINOIS 60617

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:

LOT 22 IN ROHRER'S SUBDIVISION OF BLOCK 5 IN CIRCUIT COURT PARTITION OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A 7938 SOUTH BURNHAM, CHICAGO, ILLINOIS 60617

TAX I.D. # 21-31-107-032

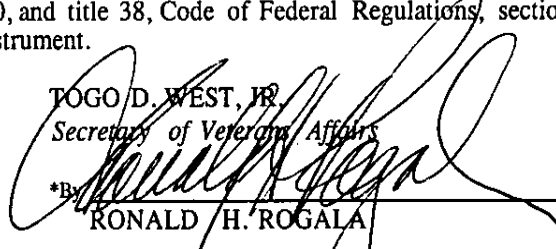
TOGETHER WITH ALL AND SINGULAR the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever of the said Grantor, either in law or equity or, 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.

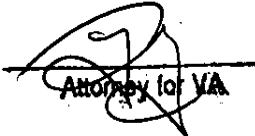
Exempt under paragraph (B), Section 4,
Illinois Real Estate Transfer Act.

TOGO D. WEST, JR.
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.)

12/22/98
Dated


Attorney for VA

UNIT A 51553904C

SAS-A DIVISION OF INTERCOUNTY

26

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Special Warranty Deed

SECRETARY OF VETERANS AFFAIRS

TO

CLARA B. NELLUMS



Handwritten notes: SAM S. ZERBAC JR., 6000 WEST 97TH ST., BURBANK ILL.

Handwritten notes: BURBANK ILL., 60459

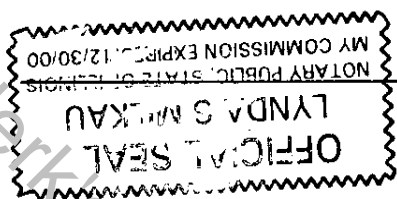
When recorded, mail to:

7938 SOUTH BURNHAM

CHICAGO, ILLINOIS 60617

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

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



My commission expires:

Notary Public in and for said County and State.

Handwritten signature of Lynda S. Morkau.

GIVEN under my hand and official seal this

Handwritten date: 22nd day of June, 1998

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.

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:

99138511

UNOFFICIAL COPY

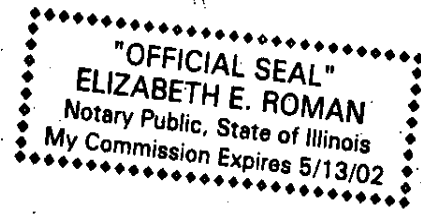
STATEMENT BY GRANTOR AND GRANTEE

99138511

The grantor or his/her agent affirms that, to the best of his/her 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.

Dated 12/22, 19 98, Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said grantee this 22 day of December, 19 98.



Notary Public Elizabeth E Roman

The grantee or his/her 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 12/22, 19 98, Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said grantor this 22 day of December, 19 98.



Notary Public Elizabeth E Roman

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.]