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09/11/2002 10:00:27 Page 1 of 4
Cook County Recorder 30.50



0020995995

GIT

H295183 (1/1)

SPECIAL WARRANTY DEED
REC CASE No: C020187

This Deed is from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOC., a corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C. ("Grantor"), to **David Sutton and Lucila SUTTON, as joint tenants** ("Grantee"), and to Grantee's heirs and assigns.

399 CP

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "Premises"):

12535 S. Fairview, Blue Island, Illinois 60406

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

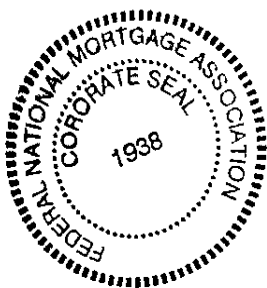
Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes. See, 12 U.S.C. 1723a (c) (2).

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Instrument under provisions of paragraph B! Section 4,
of the State Transfer Act.

8-22-02 [Signature]
Date Buyer, Seller or Representative

Date: August 22, 2002
FANNIE MAE A/K/A FEDERAL NATIONAL
MORTGAGE ASSOCIATION



By: [Signature]
Tony Fortner
Vice President

Attest: [Signature] Cheryl Young
Deborah Komperda
Assistant Secretary

STATE OF TEXAS)
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 22 Day of **August, 2002**, by Tony Fortner, Vice President, and ~~Deborah Komperda~~ Cheryl Young, Assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

Cheryl Young

[Signature]
Notary Public



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LOT 35 AND THE NORTH $\frac{1}{2}$ OF LOT 34 IN BLOCK 2 IN HARMON AND YOUNG'S SUBDIVISION OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 10 ACRES THEREOF AND EXCEPT THE CHICAGO CENTRAL RAILROAD RIGHT OF WAY AND DEPOT GROUNDS) IN COOK COUNTY, ILLINOIS.

Commonly known as: 12535 S. Fairview Avenue,
Blue Island, Illinois 60406

P.I.N.: 24-25-416-040-0000

Prepared By: Tony Fortner
Fannie Mae
Two Galleria Tower
13445 Noel Road, Suite 950
Dallas, TX 75240-5003

After Recording, Mail to: Mr. John Kinnane
Attorney at Law
16644 S. Western Avenue
Chicago, Illinois 60643

EXHIBIT A

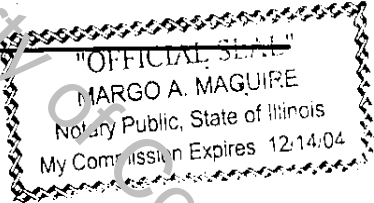
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his 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 the 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 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: 8-26, 2002 [Signature]
Signature

Subscribed to and sworn before me this 26 day of Aug, 2002

[Signature]
Notary Public

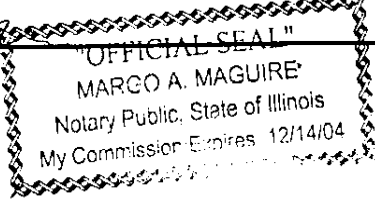


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to hold title to real estate under the laws of the State of Illinois.

Dated: 8-26, 2002 [Signature]
Signature

Subscribed to and sworn before me this 26 day of Aug, 2002

[Signature]
Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY 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.)