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2002-12-04 09:21:09

Cook County Recorder

28.50



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GIT

4296274 RET (1/1)  
SPECIAL WARRANTY DEED  
REC CASE No: C021880

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 Xez, Inc. ("Grantee"), and to Grantee's heirs and assigns.

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"):

**5839 S. Peoria, Chicago, Illinois 60621**

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.

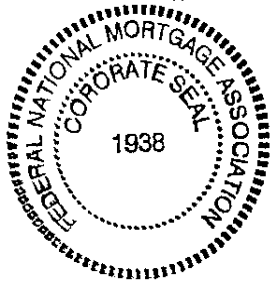
Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes. See, 12 U.S.C. 1723a (c) (2).

309/10

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empt under provisions of paragraph B Section 4,  
Real Estate Transfer Act.  
10-25-02  
Date [Signature] Buyer, Seller or Representative

Date: October 25, 2002  
FANNIE MAE A/K/A FEDERAL NATIONAL  
MORTGAGE ASSOCIATION



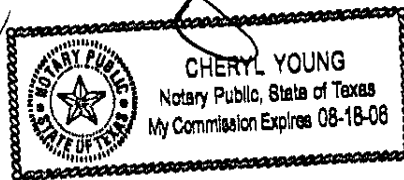
By: [Signature]  
Tony Fortner  
Vice President

Attest: [Signature]  
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 25 Day of **October, 2002**, by Tony Fortner, Vice President, and Deborah Komperda, Assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

[Signature]  
Notary Public



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LOT 29 IN BLOCK 7 IN JOHN WALKER'S SUBDIVISION OF THE SOUTHEAST  
¼ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 5839 S. Peoria  
Chicago, Illinois 60621

P.I.N.: 20-17-230-013

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

After Recording, Mail to: Mr. Mitchell A. Karbin  
Attorney at Law  
One Northfield Plaza  
Suite 300  
Northfield, Illinois 60093

EXHIBIT A

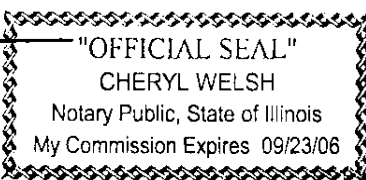
STATEMENT BY GRANTOR AND GRANTEE

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: 11-6, 2002 X David Sragha  
Signature

Subscribed to and sworn before me this 6 day of November, 2002.

Cheryl Welsh  
Notary Public

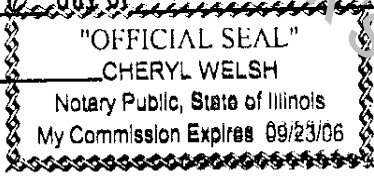


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 11-6, 2002 X [Signature]  
Signature

Subscribed to and sworn before me this 6 day of November, 2002.

Cheryl Welsh  
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 ADO TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)