

UNOFFICIAL COPY

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2003-02-11 08:12:01

Cook County Recorder 46.50

FIRST AMERICAN TITLE order # \_\_\_\_\_

C 302345

Fannie Mae #1675650810  
Chase 1994063188



0030203731

SPECIAL WARRANTY DEED

This Deed is from FEDERAL NATIONAL MORTGAGE ASSOCIATION, 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 **Chase Manhattan Mortgage Corporation** (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, but without recourse, representation or warranty, except as expressed 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"):

7633 S. Phillips Chicago, IL 60649 / SEE ATTACHED LEGAL DESCRIPTION

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).

Date: August 26, 2002

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
299202 \$307.50  
01/30/2003 12:39 Batch 02215 19



FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: B. John Dillon  
Vice President

Attest: Henry O. Emdin  
Assistant Secretary

STATE OF TEXAS )  
COUNTY OF DALLAS ) SS

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 26<sup>th</sup> day of August 2002 by B. John Dillon, Vice President, and Henry O. Emdin, Assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

KARL R. WALTER  
Notary Public, State of Texas  
My Commission Expires  
MARCH 29, 2006

[Signature]  
Notary Public

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## ALTA Commitment Schedule C

File No.: C-302345

### Legal Description:

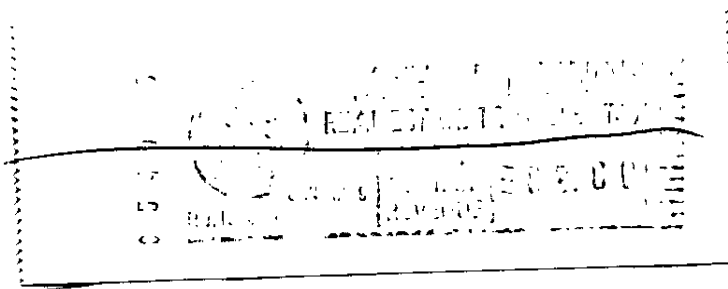
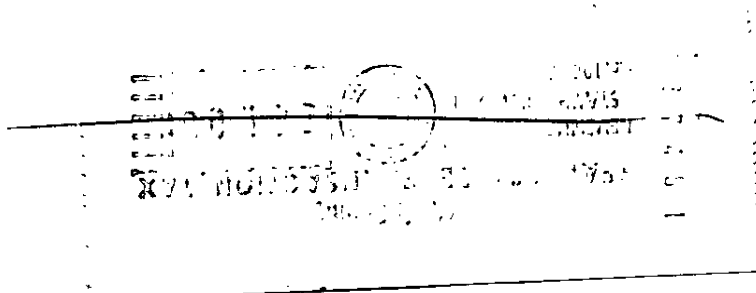
#### Parcel 1:

Unit 1, together with its undivided percentage interest in the common elements appurtenant thereto, in the 7633 South Phillips Condominium, as delineated and defined in the Declaration of Condominium recorded as document no. 00737271, as amended from time to time, in Section 30, Township 38 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 2:

The exclusive right to use Parking Space P-1 and Storage Space S-1, Limited Common Elements, as delineated and defined in the declaration mentioned aforesaid.

Plat # 21-30-308-025-1001



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