

UNOFFICIAL COPY



0312302248

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/05/2003 02:06 PM Pg: 1 of 3

SPECIAL WARRANTY DEED
REO CASE No: C023255

This Deed is from **FANNIE MAE A/K/A 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"). **COMFORT ODULATE** ("Grantee").

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, State of Illinois, described as follows (the "Premises"):

18609 AUGUSTA LANE, HAZEL CREST, IL 60429

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).

FIRST AMERICAN TITLE
ORDER NUMBER 6218935

324

Cook County Clerk's Office

UNOFFICIAL COPY

April 10, 2003

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: *[Signature]*
Sheryl Martin
Vice President

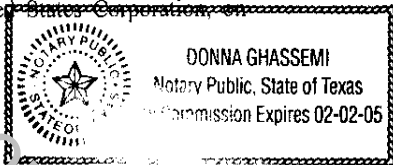
Attest: *[Signature]*
Tony Fortner
Assistant Secretary



STATE OF TEXAS)
) SS
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this **10th Day of April, 2003** by Sheryl Martin, Vice President, and Tony Fortner Assistant Secretary, of Fannie Mae a/k/a Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

[Signature]
Notary Public



Mail Recorded Deed and
Future Tax Bills to:

COMFORT ODULATE
18609 AUGUSTA LANE
HAZEL CREST, IL 60429

This document was prepared by:

Fisher & Fisher
60 N. LA SALLE Street
Chicago, IL 60602



Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Lot 8 in Fairway Homes of the Club, being a subdivision of part of the North 1/2 of Section 2, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index #'s: 31-02-206-008 Vol. 178

Property Address: 18609 Augusta Lane, Hazel Crest, Illinois 60429

Property of Cook County Clerk's Office