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Doc#: 0330247319
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 10/29/2003 01:17 PM Pg: 1 of 4

GIT

432 0662 JP (1/1)

SPECIAL WARRANTY DEED
REO CASE No: C032063

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 **Oxford Bank and Trust** ("Grantee"), and to Grantee's heirs and assigns. *with 1085 utd 6-9-03*
** trustee*

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"):

5031 S. Carpenter, Chicago, Illinois 60609

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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ASSO

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LOT 59 IN RESUBDIVISION OF THE EAST 10 ACRES OF THE SOUTH 20 ACRES OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 5031 S. Carpenter
Chicago, Illinois 60609

P.I.N.: 20-08-217-013

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

After Recording, Mail to: Mr. Lance Kupisch
Attorney at Law
201 N. Church Road
Bensenville, Illinois 60106

*Exempt under prov of Paragraph B Section 4
Real Estate Transf-Act*

10-1-03

DLG

[Signature]
Deputy Clerk of Cook County

EXHIBIT A

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 and hold title to 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 10-7 ⁰³~~2001~~, Signature: *CLam*

Subscribed and sworn to before me by the said *grantor* this 7 day of Oct ~~2001~~⁰³

Notary Public *mas*

The grantee or his agent affirms and verified 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 10-7 ⁰³~~2001~~, Signature *CLam*

Subscribed and sworn to before me by the said *grantee* this 7 day of Oct ~~2001~~⁰³

Notary Public *mas*

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 the Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)