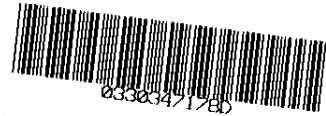


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Doc#: 0330347178  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 10/30/2003 09:56 AM Pg: 1 of 4

**SPECIAL WARRANTY DEED**  
**REO CASE No: C032884**

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 **Brian Stuck** ("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"):

**1455 N. Sandburg Terrace #2706 Chicago, Illinois 60610**

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantor'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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AFFD

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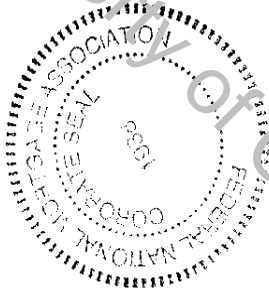
Date: October 24, 2003  
FANNIE MAE A/K/A FEDERAL NATIONAL  
MORTGAGE ASSOCIATION

By:

  
Sheryl Martin  
Vice President

Attest:

  
Donna Ghassoni  
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 24 Day of October, 2003, by Sheryl Martin, Vice President, and Donna Ghassoni, Assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

  
Notary Public



Exempt under provisions of paragraph B, Section 4,  
Real Estate Transfer Act.

10-24-03  
Date . . .  Buyer, Seller or Representative

# UNOFFICIAL COPY

UNIT 2706-B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CARL SANDBURG VILLAGE CONDOMINIUM NO. 2 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25032909, AS AMENDED, IN THE NORTHEAST  $\frac{1}{4}$  OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1455 N. Sandburg Terrace #2706  
Chicago, Illinois 60610

P.I.N.: 174-04-~~201~~-086-1482

207

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

After Recording, Mail to: Mr. Peter B. Canalia  
Attorney at Law  
18525 S. Torrence Avenue  
Lansing, Illinois 60438

EXHIBIT A

# UNOFFICIAL COPY

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 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 10-27, 2003 Signature: James M. Jellman, Agent  
Grantor or Agent

Subscribed and sworn to before me by the

said undersigned

this 27<sup>th</sup> day of October

2003.

Melissa A. Cobban

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 do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 10-27, 2003 Signature: James M. Jellman, Agent  
Grantee or Agent

Subscribed and sworn to before me by the

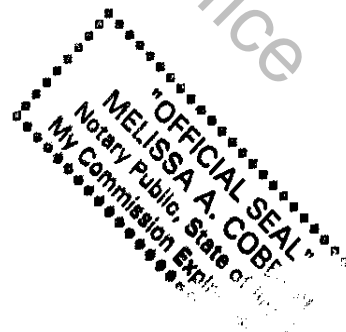
said undersigned

this 27<sup>th</sup> day of October

2003.

Melissa A. Cobban

Notary Public



NOTE: Any Persons who knowingly submits a false statement concerning the identity 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 of ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.}