

4335890-1g2

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Doc#: 0410547055  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 04/14/2004 07:51 AM Pg: 1 of 4

**SPECIAL WARRANTY DEED**  
**REO CASE No: C035001**

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 **Elmetra Austin** ("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"):

**5944 S. Artesian, Chicago, IL 60629**

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.

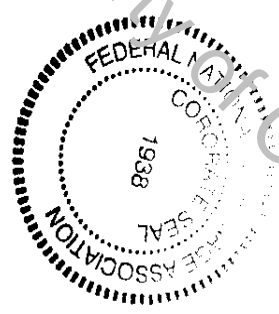
Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes.  
See, 12 U.S.C. 1723a (c) (2).

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Under provisions of paragraph B Section 4,  
of the Statute Transferred  
4-6-04  
Notary Public, State of Texas

Date: April 6, 2004  
FANNIE MAE A/K/A FEDERAL NATIONAL  
MORTGAGE ASSOCIATION

By: [Signature]  
Sheryl Martin  
Vice President

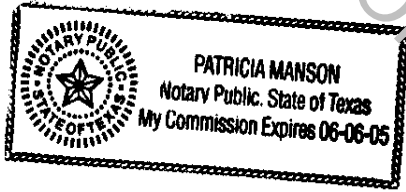


Attest: [Signature]  
Donna Ghassemi  
Assistant Secretary

STATE OF TEXAS )  
                          ) SS  
COUNTY OF DALLAS )

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 6<sup>th</sup> Day of April, 2004, by Sheryl Martin, Vice President, and Donna Ghassemi Assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

[Signature]  
Notary Public



Property of Cook County Clerk's Office

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LOT 30 IN BLOCK 10 IN COBE AND MCKINNON'S 59<sup>TH</sup> STREET AND WESTERN AVENUE SUBDIVISION IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 5944 S. Artesian  
Chicago, Illinois 60629

P.I.N.: 19-13-406-036

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

After Recording, Mail to:

CHARLES W. PULLIAM  
ATTORNEY

53 W. JACKSON  
SUITE 1060

CHICAGO, IL 60604

EXHIBIT A



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GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 title to real estate under the laws of the State of Illinois.

Dated 4-2, 2004

Signature: Maria Teresa Rojas  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 2nd day of April, 2004  
Notary Public Carmen Serrano

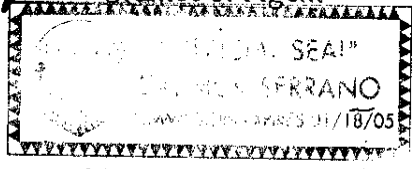


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4-2, 2004

Signature: Maria Teresa Rojas  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 2nd day of April, 2004  
Notary Public Carmen Serrano



NOTE: Any person 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 or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)