UNOFFICIAL COPY

Doc#: 0413805045

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 05/17/2004 10:01 AM Pg: 1 of 3

FIRST AMERICAN

File # 39320

SPECIAL WARRANTY DEED

REO CASE No: C034082

m dated yliby

This Deed h is from FANNIE MAE A/K/A FEDERAL NATIONAL MCRICAGE 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"), CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 1, 2004, AND KNOWN AS TRUST NO. 1113073 ("Grantee").

For value received, Gran or hereby grants, remises, aliens and conveys unto Grantee, and to Grantees reirs 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"):

311 W. 109TH PLACE, CHICAGO, IL 60628

And Grantor, for itself and its successors does covenar, 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.

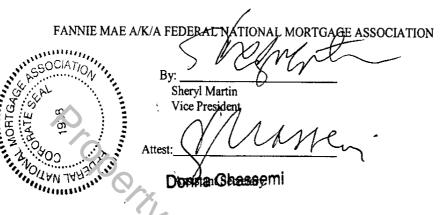
Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes.

See, 12 U.S.C. 1723a (c) (2).

0413805045D Page: 2 of 3

UNOFFICIAL COPY

April 16, 2004



STATE OF TEXAS

<u>)</u> SS

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texts this 16th Day of April, 2004 by Sheryl Martin, Vice President, and Dorra County, Assistant Secretary, of Fannie Mae a/k/a Federal National Martgage Association, United States Corporation, on behalf of the corporation.

Notary Public

Mail Recorded Deed an

CHERYL YOUNG Notary Public, State of Texas My Commission Expires 08-18-06

CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE

311 W. 109TH PLACE CHICAGO, IL 60628

This document was prepared by:

Fisher & Fisher

120 N. LaSalle Street # 2520 Chicago & 606032 MAIL TAX BILLS TO!

FOR MANAGEMENT

GGGON-WESTERN AVO

CHICAGO, IL. GOGYS

0413805045D Page: 3 of 3

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 4 (EXCEPT THE EAST 5 FEET THEREOF), AND LOT 5, IN BLOCK 2 IN HORTON'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF LOT 58 AND ALL OF LOT 55 OF THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Proberty of Coot County Clert's Office