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0434426111D

Doc#: 0434426111
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/09/2004 12:57 PM Pg: 1 of 3

SPECIAL WARRANTY DEED
REC CASE No: C043604

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"), **RAHHAEL ZAGORSKI** ("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 **COOK**, State of Illinois, described as follows (the "Premises"):

8510 S. CRANDON AVE., CHICAGO, IL 60617

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).

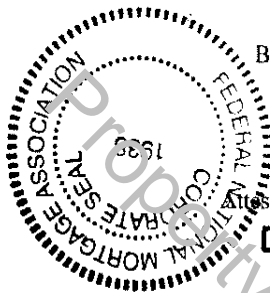
FIRST AMERICAN TITLE
961413
10F2

3

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November 8, 2004

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION



By: Sheryl Martin
Sheryl Martin
Vice President

Attest: D. Vanessa Brown
D. VANESSA BROWN
Assistant Secretary

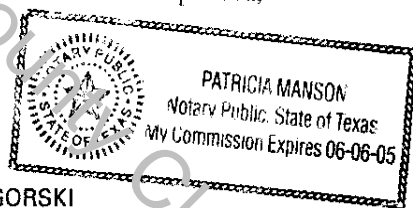
STATE OF TEXAS

) SS

COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas, on the **8th Day of November, 2004** by Sheryl Martin, Vice President, and **D. VANESSA BROWN**, Assistant Secretary, of Fannie Mae a/k/a Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

Patricia Manson
Notary Public



Mail Recorded Deed and
Future Tax Bills to:

RAPHAEL ZAGORSKI
8510 S. CRANDON AVE.
CHICAGO, IL 60617

This document was prepared by:

Michael S. Fisher
120 S. LaSalle
Chicago, IL 60602


Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

THE SOUTH 9 FEET OF LOT 4 AND THE NORTH 20 FEET 6 INCHES OF LOT 5 IN BLOCK 3 IN LINCOLN, A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND EAST OF LAKE SHORE AND MICHIGAN RAILWAY COMPANY RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

CITY TAX



CITY OF CHICAGO


NOV. 23.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000011208

REAL ESTATE TRANSFER TAX
00795.00
FP 102812

COUNTY TAX



COOK COUNTY


NOV. 24.04

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000002526

REAL ESTATE TRANSFER TAX
00053.00
FP 103028

STATE TAX



STATE OF ILLINOIS

NOV. 24.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002315

REAL ESTATE TRANSFER TAX
04106.00
FP 103027