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04363261560

Doc#: 0436326156
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/28/2004 02:35 PM Pg: 1 of 4

SPECIAL WARRANTY DEED
REC CASE No: C047980

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"), **AYAZ NIAZI AND LALA NIAZI AS JOINT TENANTS** ("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"):

252 W. 109TH ST., CHICAGO, IL 60628

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

954714
1/2

370 ✓

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LEGAL DESCRIPTION - EXHIBIT A


Legal Description: Lot 21 in Block 1 in Wiersema's Subdivision of the South 5 acres of Lot 47 and the North 5 acres of Lot 50 (except the West 33 feet thereof) of School Trustees' Subdivision of Section 16, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index #'s: 25-16-412-018-0000 Vol. 459

Property Address: 252 West 109th Street, Chicago, Illinois 60628

Property of Cook County Clerk's Office

COUNTY TAX
REVENUE STAMP
DEC. 20.04




COOK COUNTY
REAL ESTATE TRANSACTION TAX

0000003279

REAL ESTATE TRANSFER TAX	0002.050
FP 103028	

STATE TAX
DEC. 20.04




STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000003067

REAL ESTATE TRANSFER TAX	0004.100
FP 103027	

CITY TAX
DEC. 20.04



CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000011561

REAL ESTATE TRANSFER TAX	00307.50
FP 102812	

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First American

First American Title Insurance Company
1181 H Lake Cook Road
Deerfield, IL 60015
Phone: (847) 945-7979
Fax: (847) 945-8016

STATEMENT BY GRANTOR AND GRANTEE

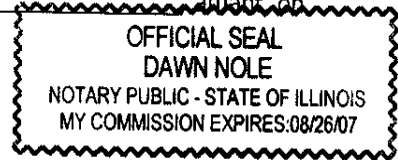
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated: November 17, 2004

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent
November 17, 2004.

Notary Public [Handwritten Signature]



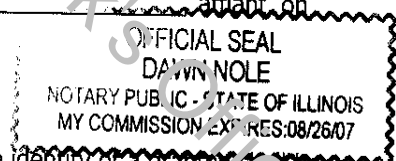
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: November 17, 2004

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent
November 17, 2004.

Notary Public [Handwritten Signature]



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.)