

UNOFFICIAL COPY



Doc#: 0511753006
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/27/2005 07:22 AM Pg: 1 of 3

GIT

4350172 1/1 JS

SPECIAL WARRANTY DEED
FEO CASE No: C047358

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 **A & A Properties, INC** ("Grantee"), and to Grantee's heirs and assigns.


ILLINOIS CORPORATION

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"):

9323 S. Harper Avenue, Chicago, Illinois 60619

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).

CITY TAX

APR. 22. 05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

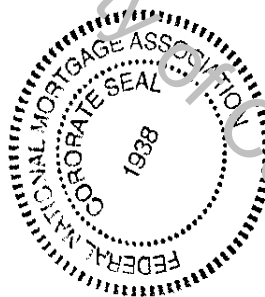
REAL ESTATE TRANSFER TAX
00825.00
FP 103018

0000013628

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Exempt under provisions of paragraph B Section 4,
 Real Estate Transfer Act.
 Date Buyer, Seller or Representative

Date: April 18th, 2005
 FANNIE MAE A/K/A FEDERAL NATIONAL
 MORTGAGE ASSOCIATION



By:
 Sheryl Martin
 Vice President

Attest:
 Teresa M. Hooley
 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 18th Day of April, 2005,
Teresa M. Hooley, Sheryl Martin, Vice President, and
 , Assistant Secretary, of Federal National Mortgage Association, a
 United States Corporation, on behalf of the corporation.

 Notary Public



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LOT 45 IN BLOCK 8 IN THE SUBDIVISION MADE BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF THAT PART OF THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST AND NORTH OF RAILROAD IN COOK COUNTY, ILLINOIS.

Commonly known as: 9323 S. Harper Avenue
Chicago, Illinois 60619

P.I.N.: 25-02-418-015

Prepared By: Sheryl Martin
Fannie Mae
International Plaza II
14421 Dallas Parkway, Ste. 1000
Dallas, TX 75254-2916

After Recording, Mail to: Mr. Manny Lapidos
Attorney at Law
4709 W. Golf Road
Skokie, Illinois 60076

TAX BILLS TO:

A + A PROPERTIES

1555 SHERMAN AVE #319

EVANSTON, IL 60201

EXHIBIT A