

# UNOFFICIAL COPY



Doc#: 0523153000 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/19/2005 08:48 AM Pg: 1 of 4

GIT

4351594  
1043

SPECIAL WARRANTY DEED  
REO CASE No: C046948


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 **Lawrence Ballack** ("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"):

**655 W. Irving Park Road, #709, Chicago, IL 60613**

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 OF CHICAGO  
AUG. 16.05  
CITY TAX  
  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000015254  
REAL ESTATE  
TRANSFER TAX  
01023.75  
FP 103018



# UNOFFICIAL COPY

UNIT 709 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARK PLACE TOWER I CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0011020878, IN THE NORTHWEST FRACTIONAL  $\frac{1}{4}$  OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 655 W. Irving Park Road, #709  
Chicago, Illinois 60613

P.I.N.: 14-21-101-047-1077

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

After Recording, Mail to: Mr. Jorge Marrero  
Attorney at Law  
134 N. LaSalle Street  
Chicago, IL 60601

EXHIBIT A

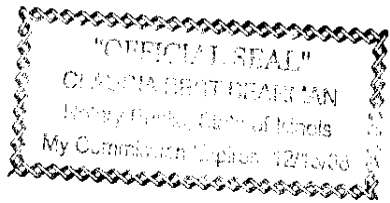
# STATEMENT BY GRANTEE AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Date: August 8, 2005 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Agent  
this 8th day of August 2005

[Signature]  
Notary Public

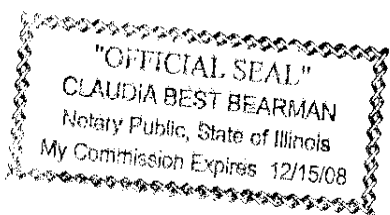


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 8th 2005 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said Agent  
this 8th day of August 2005

[Signature]  
Notary Public



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