

# UNOFFICIAL COPY



0528531610

Doc#: 052853161 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/12/2005 11:44 AM Pg: 1 of 4

GIT

4359692 Bms 1/3  
SPECIAL WARRANTY DEED  
REO CASE No: C057614

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 **ZSK Properties, Inc.** ("Grantee"), and to Grantee's heirs and assigns.

*\* AN 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"):

**4522 W. Wilcox Street, Chicago, Illinois 60624**

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**

CITY TAX



OCT.-6.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000016049

**REAL ESTATE  
TRANSFER TAX**

00986.25

FP 103018

4A

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Exempt from recording of paragraph B Section 4,  
Not Public Information  
9-28-05  
[Signature]

Date: **September 28<sup>TH</sup>**, 2005  
FANNIE MAE A/K/A FEDERAL NATIONAL  
MORTGAGE ASSOCIATION

By:

[Signature]

Sheryl Martin  
Vice President

Attest:

[Signature]  
Diane E. Sanders  
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 28<sup>th</sup> Day of **September**,  
2005, by Sheryl Martin, Vice President, and  
Diane E. Sanders, Assistant Secretary, of Federal National Mortgage  
Association, a United States Corporation, on behalf of the corporation.

[Signature]  
Notary Public



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LOT 15 IN BLOCK 3 IN S.D. PLACES ADDITION TO CHICAGO, A  
SUBDIVISION IN THE EAST  $\frac{3}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$   
OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4522 W. Wilcox Street  
Chicago, Illinois 60624

P.I.N.: 16-15-106-029

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

After Recording, Mail to:

LOCAL LAND OFFICES PC  
1701 E. WOODHURST RD  
STE. 541  
SCHMIDT BURG, IL 60173

EXHIBIT A

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in the 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 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: 9-30, 2005

[Signature]  
Signature

Subscribed to and sworn before me this 30 day of Sept 2005.

Claudia Best Beamon

Notary Public

The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the 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 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: 9-30, 2005

[Signature]  
Signature

Subscribed to and sworn before me this 30 day of Sept 2005.

Claudia Best Beamon

Notary Public

NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY OF A GRANTOR OR GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS ACTION A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT)