

4350306 (1/1)

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Doc#: 0535447238 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/20/2005 11:11 AM Pg: 1 of 4

GIT

SPECIAL WARRANTY DEED
REO CASE No: C051098

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 **Community Initiatives, Inc.** ("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"):

3101 W. Lexington, #1, Chicago, IL 60612

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).

4A

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E. ... B ...
12/12/05 Jannie Tillman

Date: December 8th, 2005
FANNIE MAE A/K/A FEDERAL NATIONAL
MORTGAGE ASSOCIATION

Property of Cook County Clerk's Office

By: *[Signature]*

Sheryl Martin
Vice President

Attest: *[Signature]*

Donna Ghassemi
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 8th day of December,
2005, by Sheryl Martin, Vice President, and
Donna Ghassemi, Assistant Secretary, of Federal National Mortgage
Association, a United States Corporation, on behalf of the corporation.

[Signature]
Notary Public

BELINDA CAROL FERGUSON
Notary Public, State of Texas
My Commission Expires 02-16-09

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PACEL 1: UNIT 3101-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3101 W. LEXINGTON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00328733, IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCE 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 00328733 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 3101 W. Lexington, #1
Chicago, Illinois 60612

P.I.N.: 16-13-308-049-1001

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

After Recording, Mail to: ~~Mr. Rene Celis~~
↓ ~~Attorney at Law~~

Community INITIATIVES
222 S. RIVERSIDE
#2200
CHICAGO, IL 60606

EXHIBIT A

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STATEMENT BY GRANTOR AND GRANTEE

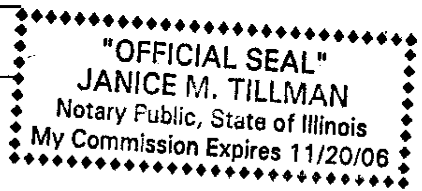
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated December 12, 2005 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said undersigned

this 12th day of December
2005



[Signature]
Notary Public

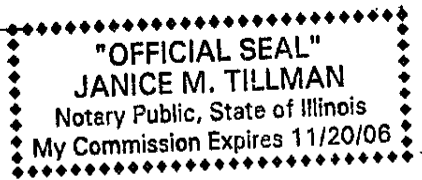
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 12, 2005 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said undersigned

this 12th day of December
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. }