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1998-12-15 12:17:45

Cook County Recorder

27.50



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GIT

4235979(1/2)

SPECIAL WARRANTY DEED

REC CASE No: C981264

This Deed is from 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 Patricia Watson (grantee), and to Grantee's heirs and assigns.

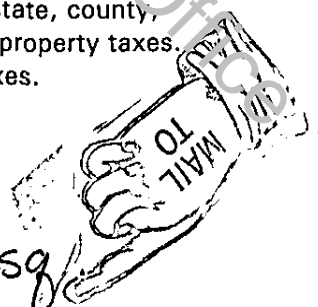
For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "Premises"):

14305 Oak Dolton, IL. (see attach exhibit A)

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).

4235979(1/2)



Mail to: Joyce M. Murphy, Esq.
10540 S. Western Ave. #101
Chicago, IL 60643

EXHIBIT A

LOT 9 (EXCEPT THE SOUTH 7 FEET THEREOF) IN SCHAFER'S SUBDIVISION OF THE EAST 10 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 196.2 FEET THEREOF) ALSO A STRIP OF LAND LYING BETWEEN SAID 10 ACRE TRACT AND OAK STREET AND SOUTH OF LINCOLN STREET IN COOK COUNTY, ILLINOIS.

PIN # 29-03-411-006

Prep. By: Fisher & Fisher
150 N. LaSalle, #2520
Chicago, IL 60602



Mail to:
Joyce Murphy
10540 S. Western Ave
Chicago, IL 60643

Property of Cook County Clerk's Office

Exempt under provisions of paragraph B Section 8,
Real Estate Transfer Act.

12-14-98
Date _____

Notary, State of Texas

Date: December 8, 1998

FEDERAL NATIONAL
MORTGAGE ASSOCIATION



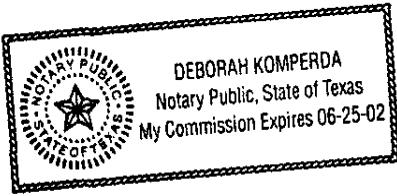
By: [Signature]
Shalene Green
Vice President

Attest: [Signature]
Randy Conatser
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 1998** by Shalene Green, Vice President, and Randy Conatser, assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

[Signature]
Notary Public



VILLAGE OF DOLTON	19
WATER / REAL PROPERTY TRANSFER TAX	4641
ADDRESS	14305 OAK
ISSUE	12/10/98
AMT.	1060
TYPE	WST/RPT
VILLAGE CLERK	

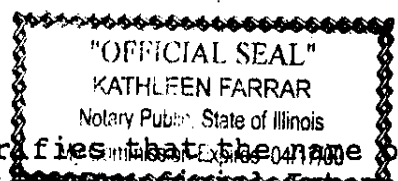
STATEMENT BY GRANTOR AND GRANTEE

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 12.10, 1998

Signature: Patricia Watson
Grantor or Agent

Subscribed and sworn to before me by the said Patricia Watson this 10 day of DECEMBER, 1998
Notary Public Kathleen Farrar

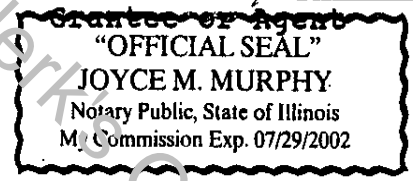


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12.10, 1998

Signature: Patricia Watson
~~Grantee or Agent~~

Subscribed and sworn to before me by the said Patricia Watson this 10 day of December, 1998
Notary Public Joyce M. Murphy



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.)



JESSE WHITE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS