

UNOFFICIAL COPY

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SPECIAL WARRANTY DEED

This Deed is from FEDERAL NATIONAL MORTGAGE ASSOCIATION, 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 Terry L. Nelson ("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, but without recourse, representation or warranty, except as expressed 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"):

Unit 7 as delineated on survey of the following described Parcel of Land (hereinafter referred to as "parcel"): Lots 37 and 38 in Block 1 in the Subdivision of Out Lot "E" of Wrightwood, being a subdivision of the Southwest 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by First Bank of Oak Park, Trustee under Trust Agreement dated October 5, 1967 and known as Trust No. 8122 and recorded April 17, 1973 as Document 22, 292, 260, together with it's undivided percent interest in said parcel (excepting therefrom all the units as defined in said Declaration.

Tx 72 14-25 300-041-1007

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).

Date: June 12, 1987

Witnessed: (Michigan and Ohio properties only)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: *Anna H. Bender*
Anna H. Bender
Assistant Vice President

Attest: *Judith A. Mangan*
Judith A. Mangan
Assistant Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me, a notary public commissioned in Cook County, Illinois, this June 12, 1987 by Anna H. Bender, Assistant Vice President, and Judith A. Mangan, Assistant Secretary, of Federal National Mortgage Association, a United States corporation, on behalf of the corporation.

Vicki J. Pohlig
Notary Public, State of Illinois
My Commission Expires 7/14/90

Vicki J. Pohlig
Vicki J. Pohlig, Notary Public

This instrument was prepared by Conrad M. Mulvaney, Federal National Mortgage Association, One South Wacker Drive, Suite 3100, Chicago, Illinois 60606.

PLEASE RETURN TO:

THEODORA GORDON
8 S. MICHIGAN AVE., Rm 5000,
CHICAGO 60603

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STATE OF ILLINOIS

IN SENATE, January 13, 1987.

REPORT OF THE COMMISSIONERS OF THE STATE BOARD OF EDUCATION

AND THE STATE BOARD OF EXAMINERS

ON THE PROGRESS OF THE STATE BOARD OF EDUCATION

AND THE STATE BOARD OF EXAMINERS

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COOK COUNTY RECORDER
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THOMAS J. BRADY
CHIEF CLERK