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CH Form 391 (Indiv.)
Rev. 5/6/86

8-125 No. 2 3 2 00371
Fannie Mae No.: 1-123-007684-2

SPECIAL WARRANTY DEED

89512320

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 Susan Balac and Pero Balac, ("Grantee") and to Grantee's heirs and assigns. MARRIED TO DJUKA BALAC

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"):

See Attached 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).

Date: October 12, 1989

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 12th day of October, 1989 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.

"OFFICIAL SEAL"
Colleen M. Kenny
Notary Public, State of Illinois
My Commission Expires 3/24/92

Colleen M. Kenny
Colleen M. Kenny, Notary Public

This instrument was prepared by Violetta Kapsalis Buhler, Federal National Mortgage Association, One South Wacker Drive, Suite 3100, Chicago, Illinois 60606.

Common Address: 1460 N. Sandburg, Unit 1209A, Chicago, Illinois 60610

P.I.N.: 17-04-207-086-1225

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1072

Exempt under provisions of Paragraph 2, Section 4, Real Estate Transfer Act.

Buyer, Seller or Representative
M. Balac
Date
10-26-89

89512320



to: Susan Balac
1460 N. Sandberg Terrace
#1209A
Chicago, IL 60610

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COOK COUNTY CLERK'S OFFICE

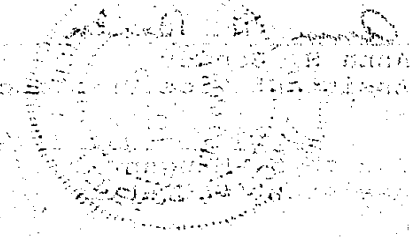
IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Chicago, Illinois, this 1st day of January, 1900.

CLERK OF SAID COUNTY

COOK COUNTY CLERK'S OFFICE

COOK COUNTY CLERK'S OFFICE

COOK COUNTY CLERK'S OFFICE



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EXHIBIT A

UNIT 1209 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CARL SANDBERG VILLAGE CONDOMINIUM NO. 2 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 85032909, AS AMENDED, IN PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

89-512320

DEPT-01 RECORDING 112.25
Y83333 TRAN 9516 10/27/89 11:15:00
13729 + C * - 89 - 512320
COOK COUNTY RECORDER

89512320

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