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43-9188LE
a/b

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

REO No. : 920666
Fannie Mae No. : 1654517407

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 Christine A. Zagroba ("Grantee"), and to Grantee's heirs and assigns.

903 KASPAR, ARLINGTON HEIGHTS, ILLINOIS

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"):

93412694

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: April 21, 1993

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Denise L. Gans
Denise L. Gans
Assistant Vice President

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

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

DEPT-01 RECORDINGS \$26.50
TR 97995 TRAN 0471 06/01/93 14:58:00
#7684 # 93-412694

The foregoing instrument was acknowledged before me, a notary public in and for Cook County, Illinois this 21st day of April, 1993 by Denise L. Gans, 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 9/2/94

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.

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PARCEL I:

UNIT 212 IN SAN TROPAL CONDOMINIUM, AS DELINEATED ON A SURVEY, OF THE FOLLOWING DESCRIBED PARCEL OF LAND (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF THE SOUTH 780.0 FEET, AS MEASURED AT RIGHT ANGLES OF THE SOUTH LINE THEREOF, OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, 282.96 FEET; (THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 BEING ASSUMED AS RUNNING DUE EAST AND WEST FOR THIS LEGAL DESCRIPTION) THENCE NORTH 167.0 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE PARCEL OF LAND THEREIN DESCRIBED; THENCE WEST 77.0 FEET; THENCE NORTH 88.0 FEET; THENCE WEST 13.40 FEET; THENCE NORTH 217.17 FEET; THENCE EAST 77.0 FEET; THENCE SOUTH 123.0 FEET; THENCE EAST 71.40 FEET; THENCE SOUTH 59.17 FEET; THENCE WEST 58.0 FEET; THENCE SOUTH 123.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 1067400 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 23448135, TOGETHER WITH AN UNDIVIDED .908 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL II:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL I AS DEFINED AND SET FORTH IN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 23448134.

ca-12-200-021-1069

COMMONLY KNOWN AS 1243 BALDWIN LN. #212, PALANTINE, IL 60067

Return to

Chris Zagroba

1243 Baldwin Ln #212

Palatine IL

60067



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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 title to real estate under the laws of the State of Illinois.

Dated 5/14, 1993 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Name] this 14 day of May, 1993.

Notary Public [Signature]

"OFFICIAL SEAL"
LYNDA S. BUMSTEAD
Notary Public, State of Illinois
My Commission Expires 12/31/95

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 _____, 19____ Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Name] this 14 day of May, 1993.

Notary Public [Signature]

"OFFICIAL SEAL"
LYNDA S. BUMSTEAD
Notary Public, State of Illinois
My Commission Expires 12/31/95

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 AFI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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