

# UNOFFICIAL COPY

CH Form 391 (Indiv.)  
Rev. 5/8/80

94735288

REC No. : 930601  
Fannie Mae No. : 1656186520

## 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 Ralph Rojas ("Grantee"), and to Grantee's heirs and assigns.

For value received, Grantor hereby grants, remises, allons 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"):

LOT 9 (EXCEPT THE EAST 5 FEET THEREOF) AND THE LAST 5 FEET OF LOT 10 IN BLOCK 7 IN JACKSON'S SUBDIVISION OF BLOCKS 7 AND 8 IN HAMBLETON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 3721 W. DICKENS, CHICAGO, IL 60647.

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. Sec. 12 U.S.C. 1723a (c) (2).

Date: July 20, 1994

DEPT-01 RECORDING \$25.50  
T90011 TRAN 3448 08/19/94 15:34:00  
46892 + RV \*-94-735288

COOK COUNTY RECORDER  
FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

Attest: Kathleen A. Hunt  
Kathleen A. Hunt  
Assistant Secretary

P.I.N. 13-35-125-054  
Com. Add. 3721 W. Dickens  
Chgo. IL 60647

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me, a notary public commissioned in Cook County, Illinois this 20th day of July, 1994 by Denise L. Gans, Assistant Vice President, and Kathleen A. Hunt, Assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

OFFICIAL SEAL  
COLLEEN M. HALL  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. JULY 2, 1997

Colleen M. Hall  
Colleen M. Hall, Notary Public

This instrument was prepared by Violetta Kapsalis Buhler, Federal National Mortgage Association, One South Wacker Drive, Suite 3100, Chicago, Illinois 60608.

Mail to: JAROSLAW KOSACZ  
Attorney AT LAW  
2302 W. CHICAGO AVENUE OL TWA  
CHICAGO, ILL. 60622



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COOK COUNTY Clerk's Office  
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2/25/2016

Property of Cook County Clerk's Office

2/25/2016  
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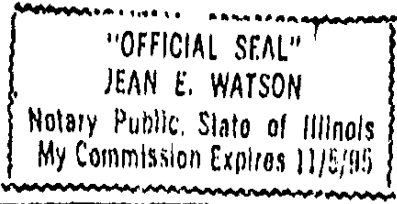
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## STATEMENT BY GRANTOR AND GRANTEE

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 8/16, 1994 Signature: [Signature]  
Grantor or Agent

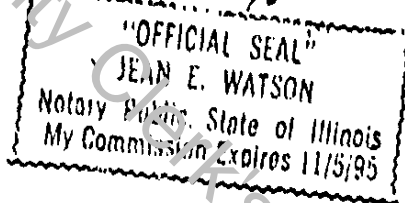
Subscribed and sworn to before me by the said [Name] this 16<sup>th</sup> day of August, 1994.  
Notary Public: [Signature]



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 16, 1994 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Name] this 16<sup>th</sup> day of August, 1994.  
Notary Public: [Signature]



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

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