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

REO No.

: 940058

Fannie Mae No.

: 1120085659

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 Constance L. Warr ("Grantee"), and to Grantee's heirs and assigns. Charles Simms 25 Joint Teronts and not as Tenants

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 a common 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 12-BTOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GRANVI'LE TOWER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED NO DOCUMENT NO. 25343058, IN SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and saigns, 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 nizy claim the same, by, through or under Granter but not otherwise.

Grantor is exempt from all axarion 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: March 28, 1994

P. I. N. 14-05-210 024-1059

FEDERAL NATIONAL MORTGAGE ASSOCIATION -

Denise L. Gans Assistant Vice President

Common Address: 6166 N Sheridon #12.B Choo. IL 60660

STATE OF ILLINOIS

COUNTY OF COOK

Kettle margas Judith A. Mangan

Assistant Secretary DEPT-01 RECORDING

Tallii TRAN 6437 09/01/94 12:13:00 66973 \$ CG *-94-77184 COOK COUNTY RECORDER

The foregoing instrument was acknowledged before me, a notary public commissioned in Cook County, Illinois this 28th day of March, 1994 by Denise L. Gans, Assistant Vice President, and Judith A. Mangan, Assistant Secretary, of Federal National Mortgage Association, a United Strikes Corporation, on behalf of the corporation.

> COLLEEN M HALL NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP JULY 2,1497

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

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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 Hugust 26, 1994 Signature	Grantor or Agent
Subscribed and sworn to before	
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this dot day of Ullique	"OFFICIAL SEAL"
Notary. Public Will Millia Will	HELEN COUFOUDAKIS
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(Atach 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.)

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