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

94857757

REO No. : 940188
Fannie Mae No. : 1120085192

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 James C. Donahue ("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"):

See 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: August 30, 1994

P. I. N 17 04 208 021 1081

Com Add. 70 W Burton #504 F
Chicago IL 60610

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Edward F. Czuberant
Edward F. Czuberant
Assistant Vice President

Attest: Nicolas Villogomez
Nicolas Villogomez
Assistant Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

DEPT-01 RECORDING \$25.50
TR0011 TRAN 4051 10/04/94 14:22:00
4523 : RV 8-94-857757
COOK COUNTY RECORDER

The foregoing instrument was acknowledged before me, a notary public commissioned in Cook County, Illinois this 30th Day of August, 1994 by Edward F. Czuberant, Assistant Vice President, and Nicolas Villogomez, Assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.



Claudia Lopez
Claudia Lopez, Notary Public

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

Mail To: JAMES C DONAHUE
70 W BURTON PL UNIT 504
CHICAGO, IL 60610

Send off bills to: JAMES C DONAHUE
70 W BURTON PL #504
CHICAGO, IL 60610

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GIT

Sluip
Date 9/30/94

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Property of Cook County Clerk's Office

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Exhibit "A"

LEGAL DESCRIPTION

UNIT NO. 504F IN FAULKNER HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF LOT 4 (EXCEPT THE NORTH 53.70 FEET THEREOF) IN CHICAGO LAND COMMISSION NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PROVIDING FOR CERTAIN STREET AND ALLEY DEDICATIONS, IN COOK COUNTY, ILLINOIS, ALSO EXCEPTING THAT PORTION OF SAID LOT 4 LYING BETWEEN ELEVATIONS OF +20.10 FEET AND +32.00 FEET, CHICAGO DATUM, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 53.70 FEET OF SAID LOT, 24.15 FEET EAST OF THE WEST LINE THEREOF; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT 19.80 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 7.80 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT 5.90 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 37.80 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT 0.70 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 12.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT 12.70 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT 12.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT 13.70 FEET TO A POINT IN THE SAID SOUTH LINE OF THE NORTH 53.70 FEET; THENCE WEST ON SAID LINE TO THE PLACE OF BEGINNING; ALSO EXCEPTING THE SOUTH 6.0 FEET OF THE NORTH 59.70 FEET OF THE EAST 16.0 FEET OF THE WEST 24.15 FEET OF SAID LOT 4, LYING BETWEEN ELEVATIONS OF +7.60 FEET AND OF +17.20 FEET, CHICAGO DATUM, ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 25280760, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS.

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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 7/10, 1994 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 10th day of July, 1994.
Notary Public [Signature]

"OFFICIAL SEAL"
SABANA KIM
Notary Public State of Illinois
My Commission Expires 7/1/98

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 9/20, 1994 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 20th day of Sept, 1994.
Notary Public [Signature]

"OFFICIAL SEAL"
SABANA KIM

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 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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