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96526667

REO No. : C960129

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 RICHARD I. BERNSTEIN AND OFRA BERNSTEIN, AS JOINT TENANTS, 1252 NORTH FRANKLIN AVENUE, RIVER FOREST, ILLINOIS 60305 (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"):

1252 NORTH FRANKLIN AVENUE, RIVER FOREST, ILLINOIS 60305

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: JUNE 24, 1996



FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Ruth Self
Ruth Self
Vice President
Attest: Nan Ritter
Nan Ritter
Assistant Secretary

EXEMPTION APPROVED
DEPT VILLAGE CLERK - VILLAGE OF RIVER FOREST
[Signature]

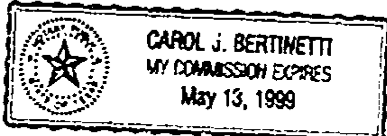
2550
2280
[Signature]

STATE OF TEXAS)
) SS
COUNTY OF DALLAS)

96526667

DEPT-01 RECORDING \$25.50
T#0014 TRAM 7146 07/10/96 14135:00
\$3180 ± JW *96-526667
COOK COUNTY RECORDER

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 24TH DAY OF JUNE by Ruth Self, Vice President, and Nan Ritter, Assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.



Carol J. Bertinetti
Notary Public

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THE NORTH 55 FEET OF THE SOUTH 110 FEET OF THE EAST 1/2 (EXCEPT THE EAST 40 FEET THEREOF) OF THE WEST 1/2 OF THE NORTH 12 ACRES OF THE SOUTH 30 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Prepared by: Federal National Mortgage Association
Two Galleria Towers
19401 West Road #200
Dallas, TX 75240-5003

Amount under provisions of Paragraph
E, Section 4, Real Estate Transfer Act
Date: June 29, 1996
John J. [Signature]
Agent of Seller

Mail To: HEIDI COLEMAN
6865 N. LINCOLN AVE #101
LINCOLNWOOD, IL 60646

MAIL TO
Cook County Clerk's Office

EXHIBIT A

00000007

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STATEMENT BY GRANTOR AND GRANTEE

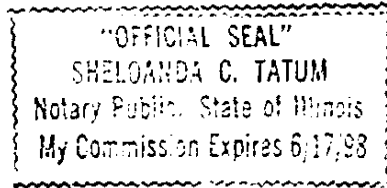
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 10-24, 1996 SIGNATURE: [Signature]
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE

SAID 24th DAY OF October, 1996

NOTARY PUBLIC [Signature]



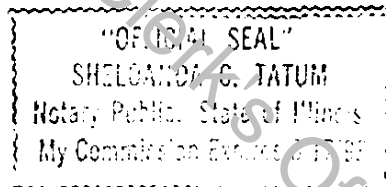
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, 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 10-24, 1996 SIGNATURE: [Signature]
GRANTEE OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE

SAID 24th DAY OF October, 1996

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 OFFENSE.

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(ATTACH TO DEED OR ABI 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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