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25.50
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REO No.

: C950517

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 COLE TAYLOR BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 20, 1993 AND KNOWAS TRUST NUMBER 93-2167, 850 WEST JACKSON BLVD., CHICAGO, IL 60607 (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"):

8511 S. HOYNE, CHICAGO, ILLINOIS 60652 (See legal attached as 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: 2-5-96

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FEDERAL NATIONAL MORTGAGE ASSOCIATION
TRUSTEE TRAM 2230 02/28/96 08:49:00
#0012 + REC # - 96 - 151801
COOK COUNTY RECORDED

51449517-02



FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Ruth Self
Ruth Self
Vice President

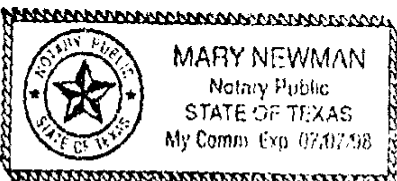
Attest: D. Vanessa Brown
D. Vanessa Brown
Assistant Secretary

96151801

STATE OF TEXAS)
) SS
COUNTY OF DALLAS)

DEPT-10 FERRITY 922.10

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 5th day of February by Ruth Self, Vice President, and D. Vanessa Brown, Assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.



Mary Newman
Notary Public

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EXHIBIT "A" _ LEGAL DESCRIPTION FOR 8511 S. HOYNE, CHICAGO, IL:

LOT 23 IN BLOCK 10 IN H.O. STONE AND COMPANY'S ROBEY STREET
SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION
31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, LYING EASTERLY OF THE RIGHT OF WAY OF
THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD,
IN COOK COUNTY, ILLINOIS.

PIN NUMBER: 10-31-319-004-0000

DOCUMENT PREPARED BY FEDERAL NATIONAL MORTGAGE ASSOCIATION
1345 Noel Road, Dallas, Texas 75240-5003

MAIL TO: COLE TAYLOR BANK, 850 W. JACKSON BLVD., CHICAGO, IL
60607

SEND TAX BILL TO: COLE TAYLOR BANK TRUST 93-2167
850 W. JACKSON BLVD.
CHICAGO, IL 60607

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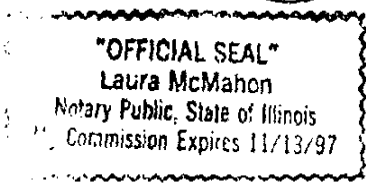
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated 2/26, 1996 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said agent this 26 day of February, 1996.
Notary Public [Signature]



The grantee or his/her 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 2/26, 1996 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said agent this 26 day of February, 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 offenses.

[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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