

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

No. 803  
November 1994

## SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

96279084

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 26th day of FEBRUARY, 1996, between FEDERAL HOME LOAN MORTGAGE CORPORATION,

a corporation created and existing under and by virtue of the laws of the State of VIRGINIA and duly authorized to transact business in the State of ILLINOIS, party of the first part, and HERITAGE TRUST COMPANY, Under Trust Agreement Dated 10/6/93 And Known As Trust Number 93-5034 (Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of DIRECTORS of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to \_\_\_\_\_ heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

- DEPT-01 RECORDING \$25.50
- T#0009 TRAN 1799 04/15/96 13:17100
- 49469 ER #-96-279084
- COOK COUNTY RECORDER

96279084

25-50  
m

Above Space for Recorder's Use Only

Lot 20 (except the West 7 feet thereof) in Block 8 in South Kenwood, a Subdivision of Blocks 2, 7, and 8 in Clark's Subdivision of the East 1/2 of the Northwest 1/4 with part of Block 3 in Stave and Klemm's Subdivision of the Northeast 1/4 of Section 25, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, \_\_\_\_\_ heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, \_\_\_\_\_ heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 20-25-208-025-0000  
Address(es) of real estate: 2030 East 73rd Street, Chicago, Illinois 60649

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its ASST. Treasurer, and attested by its ASST. Secretary, the day and year first above written.

ATTORNEY  
TIT

FEDERAL HOME LOAN MORTGAGE CORPORATION  
(Name of Corporation)  
By Tipton Graham Assistant Treasurer  
Wanda [Signature] President  
Attest: [Signature]  
Federal Home Loan Mortgage Corp.

This instrument was prepared by Keith D. Davis, 1525 East 53rd Street, Chicago, IL 60615  
(Name and Address)

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Heritage Trust Company  
 (Name)  
 17500 South Oak Park Ave.  
 (Address)  
 Tinley Park, IL 60477  
 (City, State and Zip)

OR  
 RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF VIRGINIA  
 COUNTY OF FAIRFAX } ss.

SEND SUBSEQUENT TAX BILLS TO:  
 FRANK O'HARE  
 (Name)  
 2030 E. 73RD STREET  
 (Address)  
 Chicago, IL 60649  
 (City, State and Zip)

Notary Public  
 Commission Expires June 30, 1996

I, Louisa M. Turner a Notary Public  
 (SIGNATURE)

in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Tipton D. Graham  
 personally known to me to be the ASST. TREASURER <sup>President</sup> of FEDERAL HOME LOAN MORTGAGE CORPORATION  
 a Virginia corporation, and KIRSTEN SCIMECCA, personally known to me to be the  
ASST. Secretary of said corporation, and personally known to me to be the same persons whose  
 names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that  
 as such ASST. TREASURER <sup>President</sup> and ASST. Secretary, they signed and  
 delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to  
 authority, given by the Board of DIRECTORS of said corporation as their free and voluntary  
 act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of February 1996

SIGNATURE OF NOTARY ABOVE  
 Commission expires 6/30/99

I HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT  
 UNDER THE REAL ESTATE TRANSFER TAX ACT, PARAGRAPH B.

Keith E. Nantz, atty. 3/1/96  
 SELLER OR SELLER'S AGENT OR ATTORNEY DATE

96279084

Box \_\_\_\_\_

SPECIAL WARRANTY DEED  
 Corporation to Individual

TO \_\_\_\_\_

ADDRESS OF PROPERTY:  
 2030 East 73rd Street  
 Chicago, Illinois 60649

MAIL TO: \_\_\_\_\_

GEORGE E. COLE  
 LEGAL FORMS

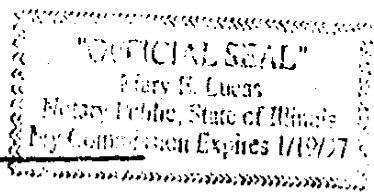
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## STATEMENT BY GRANTOR AND GRANTEE

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 3/1, 1996 Signature: Keith E. Davis, attorney  
Grantor or Agent

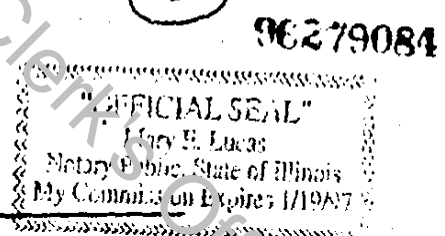
Subscribed and sworn to before me by the said KEITH DAVIS this 1ST day of MARCH, 1996.  
Notary Public Mary E. Lucas



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 3/1, 1996 Signature: Ronald L. Branch  
Grantee or Agent

Subscribed and sworn to before me by the said Ronald L. Branch this 1ST day of MARCH, 1996.  
Notary Public Mary E. Lucas



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 ABL 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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96-279084