97125413

REO No.: C960744

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 ALBERT H. HOTWAGNER, 15440 SOUTH OAK PARK AVENUE, OAK FOREST, IL 60452 (Grantee"), and to Grantee's heirs and assigns.

* AND DIANE M. HOTWAGNER, HIS WIFE 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"):

5919 SOUTH WASHTENAW, CHICAGO, ILLINOIS 60629

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 impused by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Gran or is exempt from any and all transfer taxes. See, 12 U.S.C. 1723a (c) (2). 4211544-40 1/2

Date: **FEBRUARY 20, 1997**

STATE OF TEXAS

· COUNTY OF DALLAS)

7125 its FEDERAL NATIONAL MORTGAGE **ASSOCIATION**

Ruth Self

Vice Presiden

Attest:

David Plampton Assistant Secretary

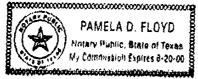
DEPT-01 RECOGNIFIE T40001 TRAN 6303 02/24/97 12:19:00

42767 + RC - 87-97-125413

RECORDER

\$22.00

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 20th day of FEBRUARY 1997 by Ruth Self, Vice President, and David Plumpton, Assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.



) SS

Pamela D. Floyd **Notary Public**

MAIL TO, ALBERT H. HOTWAGNER 15440 S. DAK PARK AVENUE OAK FOREST IL 6045'A

\$25.50

Property of Cook County Clerk's Office

multi Abert Notwagner 59195. Washtenem CM90 60629

LOT 12 IN BLOCK 2 IN COBE AND MCKINNON'S 63RD STREET AND CALIFORNIA AVENUE SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property of County Clerk's Office

977.25473

Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

The granter or his 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 the 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 real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under me laws of the State of Illinois.

Daled: 2 by, 1997 Sett Meller otters
Signature
Subscribed to and sworn before the this 20th day of FEBRUARY 19 4/
State 1. I () al 1 al
Nolary Public STALE
Notary Public KATE LEEN PARPAR
Confirmation of
17:00 17:00
The grantee or his agent affirms and verilies 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 litinois, or other
entity recognized as a person and authorized to hold little to real estate under the laws of the
State of Illinois.
Daled: 3/w, 1957 Just Beleve alter
Signature
Subscribed to and sworn before me this 20 day of FEBRUAL 19 97
tattlem Janas
Nelary Public STEREBUTTION &

NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY 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, ILLIHOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)

Proberty of Cook County Clark's Office.

Cr. Seren