



4246579 (1/3)

4246579 Ume

SPECIAL WARRANTY DEED
RFO CASE No: C982676

This Deed is from FEDERAL NATIONAL MORTGAGE ASSOC., 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 ~~FRANK ANTONIO AND LILY ARUTYUNOVA~~ ²⁰⁷ ~~FRANK AND LILY~~ AS JOINT TENANTS ~~OR~~ AS TENANTS IN COMMON ~~OR AS TENANTS IN THE SEVERALTY~~ (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"):

308 N. REDFIELD, PARK RIDGE, IL 60068

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).

* = Robert Galoustian



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 15425

3
[Handwritten initials]

Buyer, under provisions of paragraph B Section 4
Real Estate Transfer Act.
5-11-99 _____
Date Buyer, Agent or Representative

Date: April 20, 1999

FEDERAL NATIONAL
MORTGAGE ASSOCIATION



By:

[Signature]
RANDY L. CONATSER
Vice President

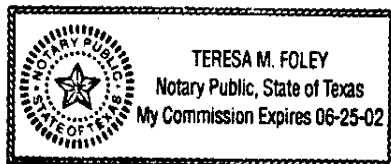
Attest

[Signature]
TONYA S. WIMBERLY
Assistant Secretary

STATE OF TEXAS)
) SS
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 3rd day of MAY, 1999 by RANDY L. CONATSER, Vice President, and TONYA S. WIMBERLY, Assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

[Signature]
Notary Public



MAY-03-1999 10:41

HEIDERG & ROJAS LTD

P.02/03

UNOFFICIAL COPY

99458387

LOT 72 AND THE EAST 1/2 OF THE VACATED ALLEY LYING WEST AND ADJOINING SAID LOT IN FEUERBORN AND KLODES WOODLAND PARK, A SUBDIVISION IN THE EAST 1/2 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 308 N. Redfield,
Park Ridge, Illinois 60068

P.I.N.: 09-27-408-022

Prepared By: Deborah Komperda
Fannie Mae
Two Galleria Tower
13445 Noel Road, Suite 600
Dallas, TX 75240-5003

After Recording, Mail to:

Mr. Adalbert Wojewnik
Attorney at Law
~~222 N. LaSalle Street, Suite 2000~~
~~Chicago, Illinois 60601~~

6157 N. Northwest Hwy
Chicago, IL 60631



Property of Cook County Clerk's Office

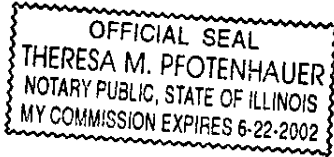
EXHIBIT A

STATEMENT BY GRANTOR AND GRANTEE

The grantor 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 the laws of the State of Illinois.

Dated: 5-11, 19 99 [Signature]
Signature

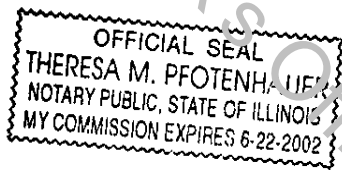
Subscribed to and sworn before me this 11 day of May, 19 99.
Theresa M Pfotenbauer
Notary Public



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 hold title to real estate under the laws of the State of Illinois.

Dated: 5-11, 19 99 [Signature]
Signature

Subscribed to and sworn before me this 11 day of May, 19 99.
Theresa M Pfotenbauer
Notary Public



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, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)