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Cook County Recorder 27.50

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SPECIAL WARRANTY DEED  
REC CASE No: C982343

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 Zaya K. Jaji (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 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"):

2431 W. Balmoral. #2N Chicago, IL 60625 (see attach 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.

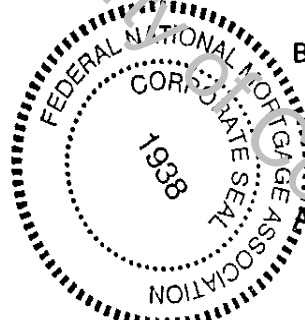
Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes. See, 12 U.S.C. 1723a (c) (2).

grantees address  
2819 W. Balmoral, Chicago, IL 60625

Exempt under provisions of paragraph B Section 4,  
Real Estate Transfer Act.

2-15-99 Chambers  
Date Buyer, Seller or Representative

Date: February 15, 1999  
FEDERAL NATIONAL  
MORTGAGE ASSOCIATION



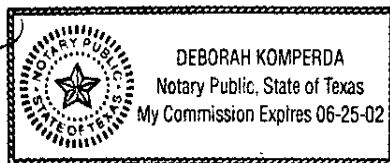
By: [Signature]  
Shalene Green  
Vice President

Attest: [Signature]  
Randy Conatser  
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 15<sup>th</sup> day of February 1999 by Shalene Green, Vice President, and Randy Conatser, assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

[Signature]  
Notary Public



Property of Dallas County Clerk's Office

# UNOFFICIAL COPY

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2431 BALMORAL CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 24592955, IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-12-235-049-1002

Commonly known as: 2431 W. Balmoral, #2N  
Chicago, Illinois 60625

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Prepared By  
Federal National Mortgage  
13455 Noel Rd  
Ste 600  
Dallas, TX 75240-5003

RETURN TO: Marshall Richter  
5225 Old Orchard Road  
Skokie, Illinois 60076



EXHIBIT A

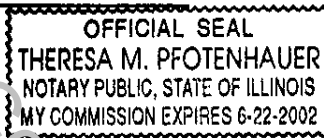
STATEMENT BY GRANTOR AND GRANTEE

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: 2-15, 1999. Beamon  
Signature

Subscribed to and sworn before me this 15th day of February, 1999.  
Theresa M Pfotenbauer

Notary Public

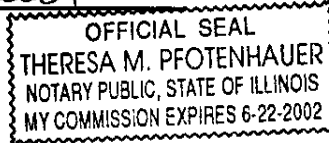


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 2-15, 1999. Beamon  
Signature

Subscribed to and sworn before me this 15th day of February, 1999.  
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.)