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1999-03-16 09:06:21  
Cook County Recorder 27.50

4241369 1/2



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GIT

**COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
MAYWOOD OFFICE**

4241369 1/2  
SPECIAL WARRANTY DEED  
REC CASE No: C981995

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 **Epifanio Carachure** (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"):

**770 Elma Ave Elgin, IL 60120 (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).

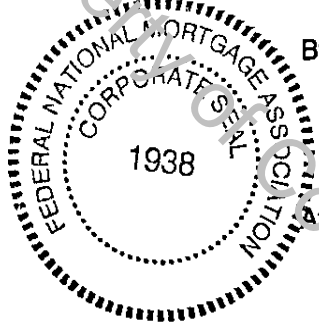
Grantee's address  
121 College St., Elgin, IL 60120

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16

# UNOFFICIAL COPY

Exempt under provisions of paragraph B Section 4,  
Real Estate Transfer Act.  
2-23-99 [Signature]  
Date Buyer, Seller or Representative

Date: **February 23, 1999**  
**FEDERAL NATIONAL  
MORTGAGE ASSOCIATION**



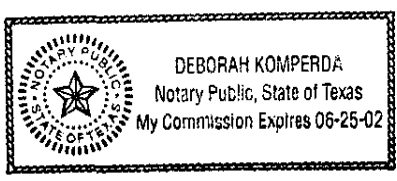
By: [Signature]  
**Shalene Green**  
Vice President

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 **23<sup>rd</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



PROCESSED BY COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

LOT 102 (EXCEPT THE WESTERLY 49 FEET THEREOF) AND LOT 108 (EXCEPT THE EAST 10 FEET THEREOF) IN FIRST ADDITION TO BLACKHAWK MANOR SUBDIVISION, A SUBDIVISION OF PART OF SECTIONS 6 AND 7, TOWNSHIP 41, NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 770 Elma,  
Elgin, Illinois 60120

P.I.N.: 06-06-106-082

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

After Recording, Mail to: Mr. Mark Peterson  
Attorney at Law  
825 Village Quarter Road, Ste. A-4  
West Dundee, Illinois 60118

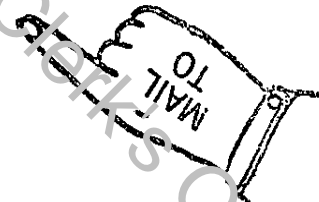
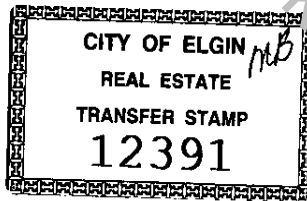


EXHIBIT A

# UNOFFICIAL COPY

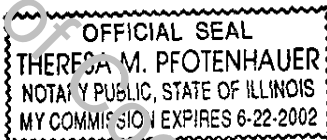
L-8

## 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: 2-23, 1999. Cramer  
Signature

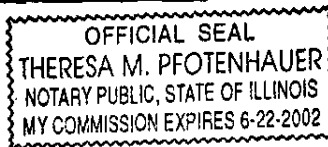
Subscribed to and sworn before me this 23rd day of February, 1999.  
Theresa M Pfotenbauer  
Notary Public



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: 2-23, 1999. Cramer  
Signature

Subscribed to and sworn before me this 23rd 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.)