

Doc#: 1221531081 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 08/02/2012 02:47 PM Pg: 1 of 4

MAIL TAX
STATEMENT TO

Kalpt S. Shah

Schaumburg F. COP4

SPECIAL WARRANTY DEED- Statutory REO Case No. C111PRX

The Grantor, Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, for and in consideration of One Hundred Twelve Thousand and 00/100 Dollars (\$112,000.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to Kalpit S. Shah, a single person, 677 Partridge Hill Dr., Hoffman Estates, IL 60169, the following described premises:

Unit Number 15-3 in Carriage Homes of Windsong Condominium as delincated on a survey of certain lots in Carriage Homes of Windsong, being a subdivision of part of the Northeast 1/4 of Section 18, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which is attached as Exhibit "C" to the Declaration of Condominium filed and recorded on April 29, 1987, as Document LR3612036 and Document 87-229431, respectively, and as amended by supplement number 3 to said Declaration filed and recorded on August 26, 1987 as Document LR3646607 and 87-472110, respectively, together with its undivided percentage interest in common elements.

Permanent Index Number: 07-18-207-039-1047

Note: For informational purposes only, the land is commonly known as: 2124 Northwind Circle, Schaumburg, IL 60194

The warranties given herein are limited to the acts of the Grantor. Subject to easements, reservations and restrictions, if any, of record. Subject to all general unpaid real estate taxes.

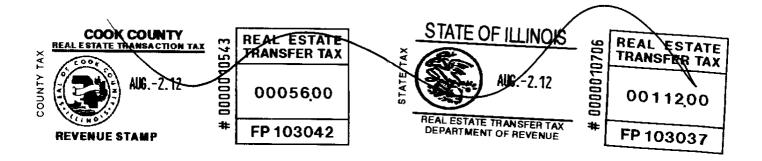
1221531081 Page: 2 of 4

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Grantee accepts conveyance of the premises in "as is" condition and acknowledges that Grantor has made no representation, warranties or guarantees as to the condition of said premises.

Dated:	·
Fannie Mae A/K/A Federal National Mortgage Association	
By: Heavner, Scotty Beyers & Miblar, LLC as Attorney-in-Fact	
By: Kishnad () His: Managing Member	VILLAGE OF SCHAUMBURG REAL ESTATE TRANSFER TAX
STATE OF ILL'NOIS) SS.	20266 \ <u>112.00</u>
COUNTY OF Maan)	
CERTIFY that	
2012.	A 10:
"OFFICIAL SEAL" KAY L RIGGEN Notary Public, State of Illinois My Commission Expires 07/18/2013	Notary Public Return To: CENTRAL ILLINOIS TITLE COMPANY P.O. BOX 745 145 S. Water Sx. DECATUR, IL 62525
THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:	

Richard L. Heavner of Heavner, Scott, Beyers & Mihlar, LLC, Attorneys P.O. Box 740, 111 East Main Street, Suite 200, Decatur, IL 62525 Phone: (217) 422-1719



1221531081 Page: 3 of 4

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UNIT NUMBER 15-3 IN CARRIAGE HOMES OF WINDSONG CONDOMINIUM AS DELINEATED ON A SURVEY OF CERTAIN LOTS IN CARRIAGE HOMES OF WINDSONG, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM FILET AND RECORDED ON APRIL 29, 1987, AS DOCUMENT LR3612036 AND DOCUMENT 87-229431, RESPECTIVELY, AND AS AMENDED BY SUPPLEMENT NUMBER 3 TO SAID DECLARATION FILED AND RECORDED ON AUGUST 26, 1987 AS DOCUMENT LR3646607 AND 87-472110, RESPECTIVELY, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. MMON

COOK COUNTY CRAYS OFFICE

1221531081 Page: 4 of 4

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NOTICE OF PAYMENT UNDER PROTEST OF TRANSFER TAXES BY OR ON BEHALF OF FEDERAL NATIONAL MORTGAGE ASSOCIATION

Dear Recorder of Deeds, City or Village Clerk:

Re: Property Address: 2124 Northwind Circle Schaumburg Te 60194

Property Index Number: 07-18-207-039-1047	
Our office represents Vederal National Mortgage Association ("Fannie Mae") in connection with	
certain transfers of real property in the state of Illinois. We understand that Look County	
is one of a number of [counties/cities/municipalities] in Illinois that impose the \mathcal{O}	
tax on transfers of real property (the "Transfer Tax") on the transfer of real property to or from	
Fannie Mae. We write this letter to notify you that Fannie Mae is exempt from paying the	
Transfer Tax imposed on the transfer of real property. Therefore, any Transfer Tax charged on	
behalf of or paid by Fannie Mae is hereby paid under protest.	

As a federal instrumentality, Fannie Mae is not required to pay Transfer Taxes under Illinois law, County, City or Municipality ordinances. Further, requiring Fannie Mae to pay Transfer Taxes on the transfer of real property contravenes federal law under 12 U.S.C. § 1723a(c)(2). As such, this letter serves as a formal written notice that the payment of Transfer Taxes is **PAID UNDER PROTEST** and that (1) any Transfer Tax paid, or deducted from a sale deposit, for a property being conveyed to or from Fannie Mae is paid under protest and (2) Fannie Mae may seek to recover all or part of any Transfer Tax it pays pursuant to the imperopriate charge imposed upon Fannie Mae.

Very Truly Yours,

Heavner, Scott, Beyers and Mihlar

ts: Managing Member