

UNOFFICIAL COPY



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:

Kalpit S. Shah
2124 Northwind Circle
Schaumburg IL 60194

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 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 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.

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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 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 THE COMMON ELEMENTS.

Office of Cook County Clerk's Office

UNOFFICIAL COPY**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 IL 60194
Property Index Number: 07-18-207-0394047

Our office represents Federal National Mortgage Association ("Fannie Mae") in connection with certain transfers of real property in the state of Illinois. We understand that Cook County is one of a number of [counties/cities/municipalities] in Illinois that impose the 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 inappropriate charge imposed upon Fannie Mae.

Very Truly Yours,

Heavner, Scott, Beyers and Mihlar

By: 
Its: Managing Member