

UNOFFICIAL COPY



Doc#: 1222031023 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/07/2012 11:40 AM Pg: 1 of 3

MAIL TAX  
STATEMENT TO:

Paul Holly

5843 N. Navarre Ave

Chicago IL 60631

SPECIAL WARRANTY DEED- Statutory  
REC Case No. C1019R8

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 Two Hundred Seventy-Two Thousand Nine Hundred & No/100 Dollars (\$272,900.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **Paul Holly, a married person, 1922 N. Kedzie Ave., Chicago, IL 60647**, the following described premises :

Lot 42 in the Subdivision of Block 5 in Wilson's Resubdivision of Blocks 75, 76, 77, 83, 84, 85, 86, 92, 93 and 94 in Norwood Park according to the Plat recorded May 29, 1874 in Book 3 of Plats, Page 14 in Cook County, Illinois.

Permanent Index Number: 13-06-410-024-0000

Note: For informational purposes only, the land is commonly known as:  
5843 N. Navarre Ave., Chicago, IL 60631

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.

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.

# UNOFFICIAL COPY

Dated: August 1, 2012

Fannie Mae A/K/A Federal National Mortgage Association

By: Heavner, Scott, Beyers & Mihlar, LLC as Attorney-in-Fact

By: [Signature]  
Its: Managing Member

City of Chicago  
Dept. of Finance  
625570



Real Estate  
Transfer  
Stamp  
**\$2,866.50**

STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF Macon )

8/7/2012 11:01  
dr00764

Batch 5,102,253

I, Kay L. Riegen, a Notary Public in and for said County, DO HEREBY CERTIFY that Scott Mihlar as Managing Member of Heavner, Scott, Beyers & Mihlar, LLC, as Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Managing Member, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said Corporation, being thereunto authorized, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1 day of August, A.D., 2012.



Kay L. Riegen  
Notary Public

Return To:  
CENTRAL ILLINOIS TITLE COMPANY  
P.O. BOX 745 146 S. Water St.  
DECATUR, IL 62525

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~: Richard L. Heavner of Heavner, Scott, Beyers & Mihlar, LLC, P.O. Box 740, 111 East Main Street, Suite 200, Decatur, Illinois 62525 Telephone: (217) 422-1719

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX

AUG.-7.12

# 0000010625

REAL ESTATE TRANSFER TAX
00136.50
FP 103042

REVENUE STAMP

STATE OF ILLINOIS

STATE TAX

AUG.-7.12

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

# 0000010777

REAL ESTATE TRANSFER TAX
0027300
FP 103037

**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: 5843 N. Navarre Ave, Chicago IL 60631  
Property Index Number: 13-06-410-024-0000

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: X [Signature]  
Its: Managing Member