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Doc#: 1229912132 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/25/2012 01:56 PM Pg: 1 of 4

110366806043

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MAIL TO:
Saul Martinez-Bautista
3038 W. Lyndale St.
Chicago, IL 60647
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 28 day of September, 2012, between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation organized and existing under the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and **Saul Martinez-Bautista, (5236 W Fullerton Ave., Chicago 60639, County of Cook and the State of Illinois)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 12-27-401-013-0000

PROPERTY ADDRESS(ES):

2645 Oak Street, Franklin Park, IL, 60131

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P 4
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INT OR



This stamp processed pursuant to Section 2-1004 A/G of the Illinois Public Accountancy Act (governing order of documents)

ATGF, INC.

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Fannie Mae a/k/a Federal National Mortgage Association

Katherine H. Lee
By

AS ATTORNEY IN FACT

STATE OF IL)
COUNTY OF COOK) SS

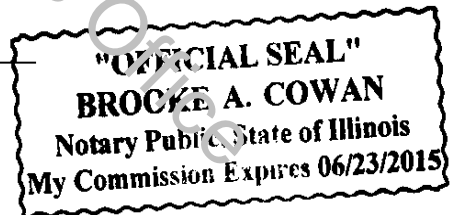
I, Brocket Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. Lee, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 28 day of September, 2012.

Brocket Cowan
NOTARY PUBLIC



My commission expires

10/23/15



This Instrument was prepared by
Carol Richie/PIERCE & ASSOCIATES, P.C.,
1 North Dearborn, Suite 1300
Chicago, IL 60602

REAL ESTATE TRANSFER 10/09/2012

		COOK	\$43.00
		ILLINOIS:	\$86.00
		TOTAL:	\$129.00

PLEASE SEND SUBSEQUENT TAX BILLS TO:

Saul Martinez-Bautista
2645 Oak Street
Franklin Park, IL 60131

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EXHIBIT A

LOT 44 IN BLOCK 14 IN WALTER G. MCINTOSH CO'S. RIVER PARK ADDITION, BEING A SUBDIVISION OF PART OF THE FRACTIONAL SECTION 27 AND PART OF THE NORTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 34, NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF LA FRAMBOISE RESERVE, ALSO THE EAST 200 FEET OF BLOCK 27, ALL OF BLOCK 30 AND ALL OF BLOCK 42 IN RIVER PARK, A SUBDIVISION OF PART OF LA FRAMBOISE RESERVE AND THE EAST 26.75 CHAINS OF THE NORTH $\frac{1}{2}$ OF FRACTIONAL SECTION 27, TOWNSHIP 30 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P
Cook County Clerk's Office

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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: 2645 Oak Street, Franklin Park, IL 60131

Property Index Number: 12-27-401-013-0000

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 Franklin Park, and/or Cook County is one of a number of 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,


PIERCE & ASSOCIATES, P.C.