

UNOFFICIAL COPY



Doc#: 1230447017 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/30/2012 11:15 AM Pg: 1 of 4

GIT (10 29)

✓
40002437

MAIL TO:

Will Unger
729 N. Troy St.
Chicago IL 60612

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 9 day of October, 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 **Will Unger, (5200 N Sheridan Rd. #606, Chicago 60606, 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): **16-12-101-009-0000**

PROPERTY ADDRESS(ES):

729 North Troy Street, Chicago, IL, 60612

UNOFFICIAL COPY

EXHIBIT A

LOT 55 IN THE SUBDIVISION OF THE WEST HALF OF THE NORTHWEST
QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 39
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,
(EXCEPT RAILROAD) IN COOK COUNTY, ILLINOIS.

Property 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: 729 North Troy Street Chicago, IL 60612

Property Index Number: 16-12-101-009-0000

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 Chicago 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 & Assoc.

PIERCE & ASSOCIATES, P.C.