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Doc#: 1231144026 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/08/2012 11:50 AM Pg: 1 of 6

MAIL TAX
STATEMENT TO:

A & SL Construction, Inc.

5611 S. Nashville Ave.

Chicago, IL 60638

SPECIAL WARRANTY DEED- Statutory
REO Case No. C120R3F

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 Eighty Thousand Dollars and No/100 (\$80,000.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **A & SL Construction, Inc., 5611 S. Nashville Ave., Chicago, IL 60638**, the following described premises:

Lot 9 in Kurr's Subdivision of parts of Lots 6 and 7 in Coburn's Subdivision of the East 1/2 of the North West 1/4 of the East 1/2 of the South West 1/4 and the West 1/2 of the South East 1/4 of Section 26, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 18-26-109-006-0000

Note: For informational purposes only, the land is commonly known as:
7331 86th Ave., Justice, IL 60458

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.

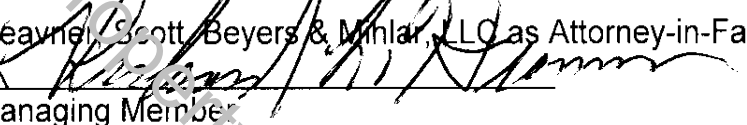
Grantee accepts conveyance of the premises in "as is" condition and acknowledges that Grantor has made no representation, warranties or guarantees as to the condition of said premises.

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Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$96,000.00 for a period of 3 months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$96,000.00 for a period of 3 months from the date of this deed. These restrictions shall run with the land and are not personal to Grantee.

Dated: 10.26-12

Fannie Mae A/K/A Federal National Mortgage Association

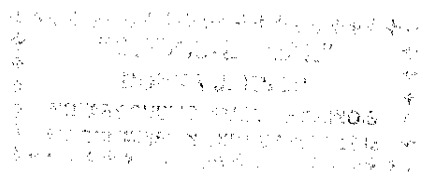
By: Heavner, Scott, Beyers & Mihlar, LLC as Attorney-in-Fact
By: 
Its: Managing Member

STATE OF ILLINOIS)
) SS.
COUNTY OF Macon)

I, Donna J Knop, a Notary Public in and for said County, DO HEREBY CERTIFY that Richard L Heavner 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 24th day of Oct, A.D., 2012.


Notary Public



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

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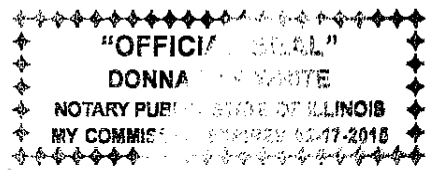
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 9, 2012

Signature: Kay Riegen
Grantor or Agent

Subscribed and sworn to before me
By the said Kay Riegen
This 9, day of October, 2012
Notary Public Donna Kay White

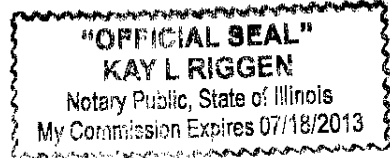


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date October 9, 2012

Signature: Donna Kay White
Grantee or Agent

Subscribed and sworn to before me
By the said Donna Kay White
This 9, day of October, 2012
Notary Public Kay Riegen



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

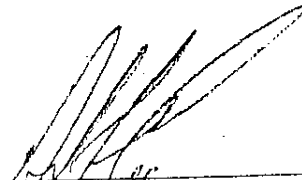
FANNIE MAE, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, constitutes and appoints Heavner, Scott, Beyers & Mihlar, organized under the laws of the State of Illinois, with an office for the conduct of business at 111 East Main Street, Suite 200, Decatur, Illinois 62523, as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, and execute all documents, necessary and appropriate to conduct, or vacate, foreclosure proceedings in the State of Illinois and, further, to execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties owned by Fannie Mae in the State of Illinois. Such powers shall include, but are not limited to, the following.

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements;
7. Entry of bid at a foreclosure sale;
8. Assignment, or acceptance of an assignment of a foreclosure bid;
9. Execution of any other approved document as directed by Fannie Mae.

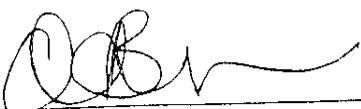
The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. December 31, 2013; or
2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

EXECUTED this 23rd day of October, 2008.



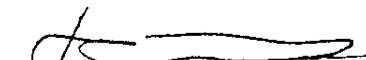
 Witness



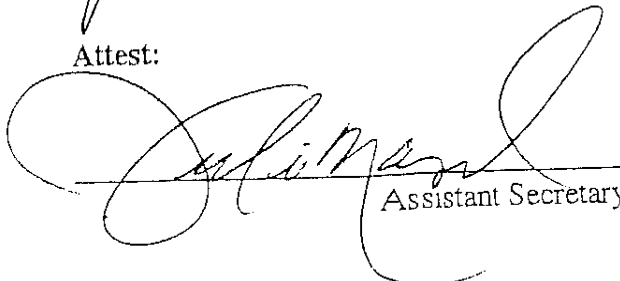
 Witness



FANNIE MAE



 Jason Allnut, Vice President

Attest:


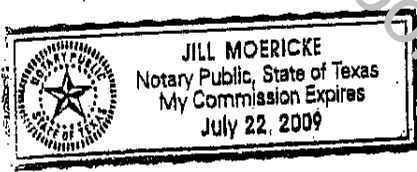
 Assistant Secretary

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ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF DALLAS

On this 23rd day of October, 2008, before me appeared Jason Allnutt and Jaime Laguard, to me personally known, who, being by me duly sworn, did say that they are the Vice President and Assistant Secretary of Fannie Mae, a federal chartered corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.



Jill Moericke
Notary Public
My Commission Expires: 7/22/09

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: 7331 86th Ave Justice IL 60458
 Property Index Number: 18-16-109-006-0000

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: 
 Its: Managing Member