

UNOFFICIAL COPY



Doc#: 1232141153 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/16/2012 03:01 PM Pg: 1 of 4

120366808120

314

MAIL TO:

Cesar Rodriguez
3444 So. 61st Court

Cicero, IL 60804
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 18 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 **Cesar Rodriguez and Joanna Serrano (3145 S 54th Court, Cicero 60804, 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:

** Her bond & wife, as tenants by the entirety*
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): **16-32-134-056-0000**

PROPERTY ADDRESS(ES):

3444 South 61st Court, Cicero, IL, 60804

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

S
P
S
SC
INT

Y
4
N
Y
D

UNOFFICIAL COPY

Fannie Mae a/k/a Federal National Mortgage Association

Kathleen A. File
By

AS ATTORNEY IN FACT

STATE OF IL
COUNTY OF COOK

I, BROOKE A. COWAN the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Kathleen A. File, 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 18 day of October, 2012.
BROOKE A. COWAN
NOTARY PUBLIC

My commission expires 11/23/15

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



"OFFICIAL SEAL"
BROOKE A. COWAN
Notary Public, State of Illinois
My Commission Expires 11/23/2015

PLEASE SEND SUBSEQUENT TAX BILLS TO:
Cesar Rodriguez & Donna Sorensen
3444 South LaSalle Court
Chicago IL 60602

 **TOWN OF COOK** Real Estate Transfer Tax **\$500**

 **TOWN OF COOK** Real Estate Transfer Tax **\$300**

REAL ESTATE TRANSFER 11/12/2012

	COOK	\$40.00
	ILLINOIS:	\$80.00
	TOTAL:	\$120.00

UNOFFICIAL COPY

EXHIBIT A

LOT 17 (EXCEPT THE NORTH 20 FEET THEREOF) AND THE NORTH 23 AND ONE-THIRD FEET OF LOT 18 IN O'CONNOR BROTHERS RESUBDIVISION OF LOTS 1 TO 48, INCLUSIVE, IN BLOCK 19 IN WHITE AND COLEMAN'S LA VERGNE SUBDIVISION, BEING A SUBDIVISION OF BLOCKS 13 TO 28, INCLUSIVE, IN CHEVIOT'S FIRST DIVISION IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART LYING NORTH OF THE CENTERLINE OF OGDEN AVENUE IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit B

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: 3444 South 61st Court Cicero, IL 60804

Property Index Number: 16-32-134-056-0000

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 Cicero 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.