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Doc#: 1232626105 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/21/2012 11:05 AM Pg: 1 of 4

120366808381

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MAIL TO:
Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030
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 **LCM Real Estate LLC (1608 S Ashland Ave., Chicago 60608, 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

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER THAN \$67,860 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED, GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT FOR GREATER THAN \$67,860 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST

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): 11-30-418-040-1003

PROPERTY ADDRESS(ES):

1944 West Touhy Avenue Unit 3, Chicago, IL, 60626

ATGF, INC.

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Fannie Mae a/k/a Federal National Mortgage Association

By Katherine M. Felt

AS ATTORNEY IN FACT

STATE OF IL)
COUNTY OF COOK) SS

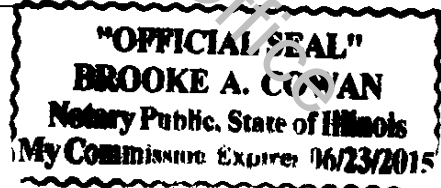
I, Brooke A. Conan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine M. Felt, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) 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. Conan
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



PLEASE SEND SUBSEQUENT TAX BILLS TO:

LCM Real Estate LLC
Ingo Fuchs, member manager
1608 S. Ashland Ave # 14187
Chicago, IL 60608

REAL ESTATE TRANSFER	10/30/2012
CHICAGO:	\$427.50
CTA:	\$171.00
TOTAL:	\$598.50

11-30-418-040-1003 | 20121001603804 | NR25UY

REAL ESTATE TRANSFER	10/30/2012
COOK	\$28.50
ILLINOIS:	\$57.00
TOTAL:	\$85.50

11-30-418-040-1003 | 20121001603804 | LM28V1

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EXHIBIT A

UNIT 1944-3, IN WEST TOUHY AND NORTH DAMEN CONDOMINIUMS AS DELINEATED ON A SURVEYS OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 11 (EXCEPT THE NORTH 35 FEET) AND LOT 12 (EXCEPT THE NORTH 35 FEET AND THE EAST 35 FEET) IN BLOCK 4 IN TOUHY'S ADDITION TO ROGERS PARK BEING A SUBDIVISION OF BLOCKS 3 AND 4 IN ROGERS PARK IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 7, 2006 AS DOCUMENT NO. 0634115045, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Proprietary Cook County Clerk's Office

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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: 1944 West Touhy Avenue Unit 3 Chicago, IL 60626

Property Index Number: 11-30-418-040-1003

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 & Associates

PIERCE & ASSOCIATES, P.C.