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Doc#: 1233104134 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/28/2012 02:44 PM Pg: 1 of 4

120366808158

MAIL TO:

Davenport White
7667 W. 75th St #10
Hickory Hill 760457

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 12 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 **Nicholas Fox, (9306 Budoron St, Orland Park, 60462, 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): 24-19-115-027-0000

PROPERTY ADDRESS(ES):

7040 West 114th Street, Worth, IL, 60482

REAL ESTATE TRANSFER	11/01/2012
COOK	\$60.00
ILLINOIS:	\$120.00
TOTAL:	\$180.00



24-19-115-027-0000 | 20121001600088 | 0J8A5S

AT&TF, INC.
S Y
P Y
S N
SC Y
INT Y

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EXHIBIT A

LOT 157 IN ARTHUR DUNAS' HARLEM AVENUE ADDITION NUMBER 3, A
SUBDIVISION OF THE SOUTH 1435.50 FEET OF THE WEST HALF OF
THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH,
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THERE
FROM THE WEST 33 FEET OF THE EAST HALF AND EXCEPT THEREFROM
THE EAST 33 FEET OF THE WEST HALF OF THE WEST HALF OF THE
NORTHWEST QUARTER), IN COOK COUNTY, ILLINOIS.

Property of 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: 7040 WEST 114TH ST. WORTH, IL 60482
Property Index Number: 24-19-115-027-0000

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 Harvey 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,

Jean B. Pierce

PIERCE & ASSOCIATES, P.C.