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Doc#: 1234012044 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/05/2012 09:32 AM Pg: 1 of 4

120366808471

MAIL TO:

LAZARA + ASSOCIATES
7246 W. TOWER AVE.
CHICAGO, IL 60631
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 21st 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 **Diane M. Gordon (604 B N Hough St., Barrington 60010, 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

ALGF, INC.

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): 09-17-415-043-1123

PROPERTY ADDRESS(ES):

Exempt deed or instrument eligible for recordation without payment of tax. **647 Metropolitan Way Unit 509L, Des Plaines, IL, 60016**

Alle O'Leary 11-9-12
City of Des Plaines

REAL ESTATE TRANSFER		11/16/2012
	COOK	\$51.50
	ILLINOIS:	\$103.00
TOTAL:		\$154.50

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Fannie Mae a/k/a Federal National Mortgage Association

Kathleen M. File
By

AS ATTORNEY IN FACT

STATE OF IL
COUNTY OF (COOK)) SS

BROOKE A. COWAN the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that KATHLEEN M. 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/hers/their free and voluntary act for the uses and purposes therein set forth.

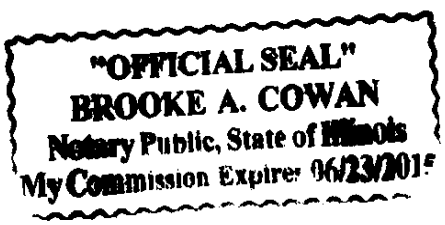
Signed or attested before me on 26 day of October, 2012.

BROOKE A. COWAN
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:

DIANE M. GORDON
647 METROPOLITAN, # 509L
DES PLAINES, IL 60016

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EXHIBIT A

PARCEL 1: UNIT 509L IN THE METROPOLITAN SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT C IN METROPOLITAN SQUARE PHASE I, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 1, 2006 AS DOCUMENT 0606034006 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBERS 48, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0606034006. PARCEL 3: EXCLUSIVE EASEMENT FOR THE BENEFIT OF THE OWNERS OF PARCEL 1 IN THE METROPOLITAN SQUARE CONDOMINIUM, AFORESAID, AS CREATED BY THE EASEMENT AND OPERATING AGREEMENT FOR METROPOLITAN SQUARE RECORDED FEBRUARY 24, 2006 AS DOCUMENT 0605516013, FOR PARKING, INGRESS AND EGRESS WITHIN THE GARAGE PARCEL LOCATED ON PART OF LOT D IN AFORESAID SUBDIVISION KNOWN AS PARKING SPACES RES-10, AS LIMITED COMMON ELEMENTS. PARCEL 4: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE METROPOLITAN SQUARE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MARCH 1, 2006 AS DOCUMENT 0606034004, FOR STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, COLUMNS AND BEAMS AND ANY OTHER SUPPORTING COMPONENTS IN THE BUILDING, UTILITIES, ENCROACHMENTS, INGRESS AND EGRESS, AND USE OF COMMON WALLS, FLOORS AND CEILINGS.

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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: 647 Metropolitan Way Unit 509L Des Plaines, IL 60016

Property Index Number: 09-17-415-043-1123

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 Des Plaines 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.