

UNOFFICIAL COPY



Doc#: 1235542064 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/20/2012 10:58 AM Pg: 1 of 4

120366807363

1/1  
MAIL TO:  
George Zervas  
4445 N. Central Ave, Unit 3E  
Chicago, IL 60641  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 28 day of November, 2012, between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation created and existing under and by virtue of 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 **George Zervas (6348 N Cicero, Ste 203, Chicago 60646, 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): 13-16-122-046-1006

PROPERTY ADDRESS(ES): 4445 North Central Avenue Unit 3E, Chicago, IL, 60641

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SC Y  
INT AP

AT&T, INC.

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**Fannie Mae a/k/a Federal National Mortgage Association**

Katherine A. File  
By

AS ATTORNEY IN FACT

STATE OF IL )  
COUNTY OF COOK ) SS

I, Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine 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 28 day of November 2012  
Brooke A. Cowan  
NOTARY PUBLIC

My commission expires

12/23/15




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

REAL ESTATE TRANSFER		12/12/2012
	COOK	\$45.00
	ILLINOIS:	\$90.00
	TOTAL:	\$135.00

13-16-122-046-1006 | 20120701603440 | X823KE

PLEASE SEND SUBSEQUENT TAX BILLS TO:

Peare Zervas  
6348 N. Cicero  
CHICAGO IL 60646

REAL ESTATE TRANSFER		12/12/2012
	CHICAGO:	\$675.00
	CTA:	\$270.00
	TOTAL:	\$945.00

13-16-122-046-1006 | 20120701603440 | ULK767

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ATTORNEYS' TITLE GUARANTY FUND, INC.

## LEGAL DESCRIPTION

**Legal Description:**

**PARCEL 1:**

UNIT NUMBER 3E IN KATLIN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 48 AND LOT 47 (EXCEPT THE SOUTH 5.57 FEET THEREOF) IN BRITIGAN'S THIRD ADDITION TO PORTAGE PARK, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 98691686, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF P-3E, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 98691686.

**Permanent Index Number:**

Property ID: 13-16-122-046-1006

**Property Address:**

4445 North Central Avenue, Unit 3E  
Chicago, IL 60641

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:

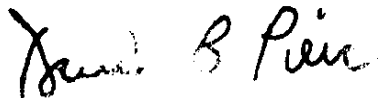
Re: Property Address: 4445 North Central Avenue Unit 3E Chicago, IL 60641

Property Index Number: 13-16-122-046-1006

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, P.C.