

# UNOFFICIAL COPY



Doc#: 1301429080 Fee: \$46.00  
Karen A. Yarbrough RHP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/14/2013 03:40 PM Pg: 1 of 5

H-11  
CIT

~~1301429080~~ (1/1)  
MAIL TO:  
Karvstan Coated  
2000 McDonald Rd Ste 200  
S. Elgin FL 60177

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE made this 31 day of December, 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 **Grandview Capital LLC**, 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): **16-18-123-013**

PROPERTY ADDRESS(ES): **707 Carpenter Avenue, Oak Park, IL, 60304**

REAL ESTATE TRANSFER		01/10/2013
	COOK	\$108.75
	ILLINOIS:	\$217.50
	TOTAL:	\$326.25

16-18-123-013-0000 | 20121201606826 | M04AW7

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER THAN \$261,000.00 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 \$261,000.00 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

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

*Katherine G. File*  
By

AS ATTORNEY IN FACT

STATE OF IL )  
COUNTY OF Cook ) SS )

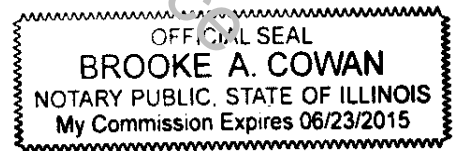
I, Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. File, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) 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 31 day of December, 2012  
Brooke A. Cowan

NOTARY PUBLIC

My commission expires

06/23/2015



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

PLEASE SEND SUBSEQUENT TAX BILLS TO:  
Grandy.com Capital, LLC  
3667th Red Oak Rd  
St. Charles, TX 60175

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Property of Cook County Clerk's Office



Oak Park

JAN -8.13

# 0000007529	REAL ESTATE TRANSFER TAX
	0174400
	FP 102801

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## EXHIBIT "A"

THE NORTH 50 FEET OF LOT 36 IN PRICE'S ADDITION TO OAK PARK, A SUBDIVISION OF LOT 4 IN THE CIRCUIT COURT COMMISSIONER'S PARTITION OF THE EAST 1/2 OF LOT 2 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION) IN COOK COUNTY, ILLINOIS.

Property address: 707 Carpenter Avenue, Oak Park, IL 60304

Tax Number: 16-18-123-013

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**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: 707 Carpenter Avenue Oak Park, IL 60304

Property Index Number: 16-18-123-013

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 Oak Park 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.