# 20366807669.

# **UNOFFICIAL COPY**



Doc#: 1301804000 Fee: \$44,00 Karen A. Yarbrough RHSP Fee:\$10.00 Cook County Recorder of Deeds
Date: 01/18/2013 08:14 AM Pg: 1 of 4

MAIL TO:

DECK FTEKAS

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DECK FTEKAS

SPECIAL WANTANTY DEED

(CORPORATION TO INDIVIDUAL)

ILLINOIS

THIS INDENTURE, made this day of Delember, 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 David Bear 17:32 N Octavia. Chicago 60631, 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, FORE ER, 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): 12-25-301-001-0000

PROPERTY ADDRESS(ES): 7965 W BIRCHDALE AVENUE, ELMWOOD PARK, IL, 60707

Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker Dr., STE 2400 Chicago, IL 60606-4650 Attn:Search Department

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Fannie Mae a/k/a Federal National Mortgage Association

D.

AS ATTORNEY IN FACT

STATE OF

COUNTY OF COOK

Village of Elmwood Park

Village of Elmwood Park Real Estate Transfer Stamp

575.00

I, Brooke A County, in the State aforesaid, do hereby certify that the undersigned, a notify public in and for said County, in the State aforesaid, do hereby certify that the beat of Fannie Mae a/k/a Federal National Mertgage 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

\_\_\_\_

day of

NOTARY PUBLIC

My commission expires

6/23/15

OFFICIA! SEAL
BROOKE A. COWAN
NOTARY PUBLIC. STATE OF ILLINOIS

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:

DAVID BRAN, JR.

7965 W. BIRCHDALE

ELMWOOD PARK, IL 60707

COOK	\$57.50
ILLINOIS:	\$115.00
TOTAL:	\$172.50
	ILLINOIS:

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# **EXHIBIT A**

LOT 1 IN BLOCK 42 IN WESTWOOD, BEING MILLS AND SONS SUBDIVISION IN THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

RECORDER OF DEEDS
SCANNED BY

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# **UNOFFICIAL COPY**

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: 7965 W BIRCHDALE AVENUE ELMWOOD PARK, IL 60707

Property in ien Number: 12-25-301-001-0000

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 ELMWOOD 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 recove 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.

Janis B Piece