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Doc#: 1303133058 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/31/2013 11:10 AM Pg: 1 of 4

MAIL TO:

R. Riauka
7686 159th Pl
Unit 38, Tinley Park, IL
SPECIAL WARRANTY DEED GOVT
(CORPORATION TO INDIVIDUAL)
ILLINOIS
1/1

THIS INDENTURE, made this 1st day of January, 2013, 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 **Rimantas Riauka and Liudmila Riaukiene (7437 Southwest Hwy., Apt 701, Worth 60482, County of Cook and the State of Illinois)**, party of the second part, **HUSBAND & WIFE, AS TENANTS BY THE ENTIRETY** 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): 27-24-101-019-1003

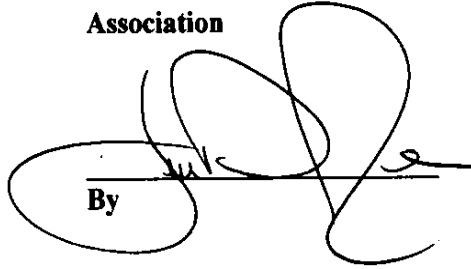
PROPERTY ADDRESS(ES): 7686 159th Place Unit 38, Tinley Park, IL, 60477

| REAL ESTATE TRANSFER | | 01/11/2013 |
|---|-----------|------------|
|  | COOK | \$25.00 |
|  | ILLINOIS: | \$50.00 |
| | TOTAL: | \$75.00 |

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Fannie Mae a/k/a Federal National Mortgage
Association

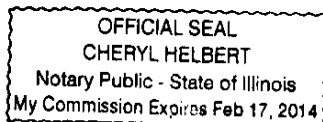
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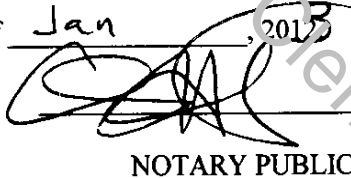
AS ATTORNEY IN FACT

STATE OF IL)
) SS
COUNTY OF Cook)

I, Cheryl Helbert the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Will Rein, 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 7th day of Jan, 2013




NOTARY PUBLIC

My commission expires

2/17/14

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:

Rimantas Rikuka
7080 159th Place #38
Tinley Park, IL 60477

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EXHIBIT A

UNIT NUMBER 38, AS DELINEATED ON THE PLAT OF SURVEY OF LOT 3, IN BREMENTOWNE ESTATES, UNIT NUMBER 7, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS ATTACHED TO THE DECLARATION OF CONDOMINIUM, MADE BY BEVERLY BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 27, 1971 AND KNOWN AS TRUST NUMBER 8-2910, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 21570895; TOGETHER WITH AN UNDIVIDED 5.0456 PERCENT INTEREST IN LOT 3, AFORESAID, (EXCEPT FROM SAID LOT 3, ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF, AS DEFINED AND SET FORTH IN THE SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

Proposed 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: 7686 159th Place Unit 38 Tinley Park, IL 60477

Property Index Number: 27-24-101-019-1003

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 Tinley 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.