Doc#: 1307301131 Fee: \$44.00 Karen A. Yarbrough RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 03/14/2013 02:47 PM Pg: 1 of 4

MAIL TO:

CHRISTOPHLY WALSH

1) 551 MAPLE AVE.

BUNE IS M. D. II LO406

SPECIAL WAXRANTY DEED

(CORPORATION IS INDIVIDUAL)

ILLINOIS

#### SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

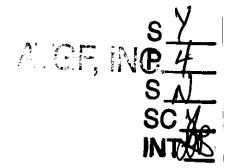
Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, 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): 24-25-421-005-0000

PROPERTY ADDRESS(ES): 12551 Maple Avenue, Blue Island, IL, 60406

REAL ESTATE TRANSFER		03/01/2013
	соок	\$25.00
	ILLINOIS:	\$50.00
	TOTAL:	\$75.00
24-25-421-005-0000   20120701602582   TUVB4B		



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### **UNOFFICIAL COPY**

Fannie Mae a/k/a Federal National Mortgage Association

Hathur G. It

AS ATTORNEY IN FACT

STATE OF OSS SS	
attorney in fact for Fannie Mae a/k/a Fede to be the same person(s) whose name(s) is this day in person and severally acknowled	a notary public in and for said County, in the State aforesaid,  The personally known to me to be the ral National Mortgage Association, and personally known to me ware subscribed to the foregoing instrument, appeared before me liged that he/she/they signed, sealed and delivered the said ary act for the uses and purposes therein set forth.
	NOTARY PUBLIC
My commission expires	U123/15 011/2
This Instrument was prepared by Carol Richie/PIERCE & ASSOCIATES, F 1 North Dearborn, Suite 1300 Chicago, IL 60602	OFFICIAL SEAL BROOKE A. COWAN NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 06/23/2015

PLEASE SEND SUBSEQUENT TAX BILLS TO:

BUL ISLAND, IL LOUCE

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## **UNOFFICIAL COPY**

### **EXHIBIT A**

LOT 7 IN BLOCK 2 IN HINMAN AND MELVINS' SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 8 RODS

AR. (IE THIN MEREOF) I.

1307301131D Page: 4 of 4

# 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: 24-25-421-005-0000

Property Index Number: 12551 Maple Avenue, Blue Island, IL 60406

Our office represents Federal National Mortgage Association ("Fannie Mae") in connection with certain transfer 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 transfer of real property (the "Dansfer 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 or 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 contraveres 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 Tax is **PAID UNDER PROTEST** and the (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.