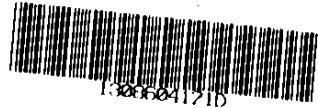


UNOFFICIAL COPY



Doc#: 1308604121 Fee: \$46.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/27/2013 02:33 PM Pg: 1 of 5

SPECIAL WARRANTY DEED
REO CASE No: C120LQG

FIRST AMERICAN TITLE

2323928

This Deed is from **Fannie Mac a/k/a Federal National Mortgage Association** a Corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C., ("Grantor"), **Randy Kash and Jeffrey Kash**, a single person not in a civil union and single person not in a civil union ("Grantee").

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of , State of Illinois, described as follows (the "Premises"):

9471 Sumac, Des Plaines, IL 60016

PIN#09-15-107-057-0000

Subject to: Taxes for year 2012 and subsequent years

Y
B
N
SC
INT

See Legal Description attached hereto and made a part hereof

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes.

See, 12 U.S.C. 1723a (c) (2).

REAL ESTATE TRANSFER

03/14/2013



COOK	\$32.50
ILLINOIS:	\$65.00
TOTAL:	\$97.50

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

Alle Oles 3-6-13
City of Des Plaines

UNOFFICIAL COPY

February 18, 2013

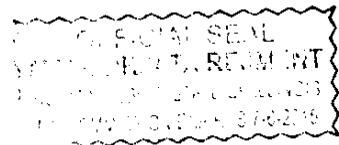
Fannie Mae a/k/a Federal National Mortgage Association

By Fisher and Shapiro, LLC
Michael Fisher Its Attorney in Fact

STATE OF Illinois)
) SS
COUNTY OF)

I, Malgorzata Rejment, a Notary Public in and for the County in the State aforesaid, do hereby certify that Michael Fisher, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this February 18, 2013

Malgorzata Rejment
Notary Public



Mail Recorded Deed and
Future Tax Bills to:
Randy Kash and Jeffrey Kash
9471 Sumac
Des Plaines, IL 60016

This document was prepared by:
Fisher and Shapiro, LLC
200 N. LaSalle Street, Suite 2840
Chicago, IL 60601

Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 28.25 FEET OF THE WEST 133.42 FEET BOTH AS MEASURED ALONG THE NORTH LINE THEREOF OF THE NORTH 82.25 FEET AS MEASURED ALONG THE WEST LINE THEREOF OF LOT 8 TO 13, BOTH INCLUSIVE, TAKEN AS A TRACT IN FIRST ADDITION TO HILLARY LANE BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 8.0 OF THE NORTH 26.0 FEET (EXCEPT THE EAST 17 FEET OF THE EAST 35.0 FEET OF LOTS 1 THROUGH 13) BOTH AS MEASURED ALONG THE EAST LINE THEREOF OF THE EAST 35 FEET AS MEASURED ALONG THE NORTH LINE THEREOF OF LOTS 8 TO 13, BOTH INCLUSIVE, TAKEN AS TRACT IN FIRST ADDITION TO HILLARY LANE, AFORESAID IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 19298905 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

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DEED RESTRICTIONS

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$78,000.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$78,000.00 FOR A PERIOD OF THREE MONTHS 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.

Property of Cook County Clerk's Office

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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: 9471 SumacDes PlainesIL60016

Property Index Number: 09-15-107-057-0000

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 Cook County/Des Plaines 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,

Fisher and Shapiro, L.L.C.

Michael Han