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Doc#: 1309226103 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/02/2013 01:40 PM Pg: 1 of 4

120344809735

MAIL TO:

Mariette DERMENDJIAN
1913 S. Fairview AVE
Park Ridge IL 60068

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 22 day of February, 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 **Mariette Dermendjian (7771 W Saddle River Rd., Hohokus, NJ 07423)**, 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 thereto under 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): 12-11-113-027-1003

PROPERTY ADDRESS(ES): 5204 North Oakview Street Unit 2E, Chicago, IL, 60656

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INT

REAL ESTATE TRANSFER		03/15/2013
	COOK	\$32.50
	ILLINOIS:	\$65.00
	TOTAL:	\$97.50

12-11-113-027-1003 | 20130201603935 | WJ61SD

REAL ESTATE TRANSFER		03/15/2013
	CHICAGO:	\$487.50
	CTA:	\$195.00
	TOTAL:	\$682.50

12-11-113-027-1003 | 20130201603935 | DUMTNX

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$78,000.00 FOR A PERIOD OF 3 MONTH(S) 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 3 MONTH(S) FROM THE DATE OF THE RECORDING 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

Matthew M. Gile
By

AS ATTORNEY IN FACT

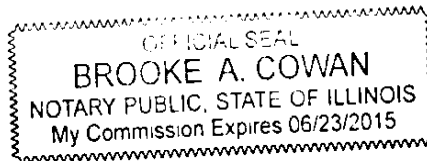
STATE OF IL)
COUNTY OF COOK) SS

I, Brooke A. Cowan, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Matthew M. Gile, 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/hers/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 22 day of February, 2013.
Brooke A. Cowan
NOTARY PUBLIC
01/23/15

My commission expires

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:
MARLETTE DERMENDJIAN
1913 S. FAIRVIEW AV.
PAOK RIDGE, IL 60668

EXHIBIT A
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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Legal Description:

Parcel 1: Unit 2E in the 5204 N. Oakview Condominiums, as delineated on a Survey of the following described real estate: Lot 9 in Block 3 in Lill and Peterson's Subdivision, a Subdivision of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 (except the North 162.58 feet thereof) and (except streets heretofore dedicated) on Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 0617244014 together with its undivided percentage interest in the common elements.

Parcel 2: The Exclusive right to use of Parking Space P-1 and Storage Space S-2 as limited common elements as delineated on a Survey attached to the Declaration recorded as Document No. 0617244014.

Permanent Index Number:

Property ID: 12-11-113-027-1003

Property Address:

5204 North Oakview Street Unit 2E
Chicago, IL 60656

Property of 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:
5204 NORTH OAKVIEW STREET UNIT 2E, CHICAGO IL 60656

Property Index Number: 12-11-113-027-1003

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 "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 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 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 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.