

# UNOFFICIAL COPY



Doc#: 1313435098 Fee: \$44.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/14/2013 02:44 PM Pg: 1 of 4

130366810612

MAIL TO: ZHE CHEN  
70 W Huron St. Apt 1202  
Chicago, IL  
60654

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 10 day of April, 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 **Zhe Chen (70 W Huron #1202, Chicago 60610, 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, 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.

S Y  
P 4  
S N  
SC Y  
INT AB

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): 11-32-102-015-1040

PROPERTY ADDRESS(ES): 7120 N Sheridan Road Unit 408, Chicago, IL, 60626

Attorneys' Title Guaranty Fund, I

REAL ESTATE TRANSFER 04/26/2013



COOK \$28.50  
ILLINOIS: \$57.00  
TOTAL: \$85.50

11-32-102-015-1040 | 20130301604949 | 7G51UW

REAL ESTATE TRANSFER 04/26/2013



CHICAGO: \$427.50  
CTA: \$171.00  
TOTAL: \$598.50

11-32-102-015-1040 | 20130301604949 | TP9JHB



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ATTORNEYS' TITLE GUARANTY FUND, INC.

## LEGAL DESCRIPTION

**Legal Description:**

EXHIBIT A

Parcel 1: Unit No. 408 in the 7120 North Sheridan Condominium, as delineated on a Plat of Survey of the following described real estate: Lot 3 (except the North 9 feet thereof), all of Lot 4 and Lot 5 (except the South 25 feet thereof) in Devine's 3rd Addition to the Birchwood Beach Subdivision in Rogers Park, being a Subdivision of Block 1 in the Circuit Court Partition of the East 1/2 of the Northwest 1/4 of the Northeast Fractional 1/4 of Section 32, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which Plat of Survey is attached as Exhibit "C" to the Declaration of Condominium Ownership for 7120 North Sheridan, made by 7120 North Sheridan Limited Partnership, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on May 1, 1980 as Document No. 25463919 (the "Declaration"), together with an undivided percentage interest in the common elements allocated to said Unit, as set forth in said Declaration, in Cook County, Illinois.

Parcel 2: The exclusive right of the use of Parking Space No. P-22, a limited common element, as delineated on the survey attached to the Declaration, aforesaid, recorded as Document No. 25463919.

**Permanent Index Number:**

Property ID: 11-32-102-015-1040

**Property Address:**

7120 N. Sheridan Rd., Unit 408  
Chicago, IL 60626

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:

7120 N. SHERIDAN ROAD UNIT #408, CHICAGO IL 60626

Property Index Number: 11-32-102-015-1040

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 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 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.