# 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

MAIL TO: CHE CHEN

1011 Huen. St. Apr 1202

Chicago 1L

SPECIAL WARKANTY DEED

(CORPORATION TO INDIVIDUAL)

ILLINOIS

THIS INDENTURE, made this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 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 only authorized to transact business in the State of ILLINOIS, party of the first part, and Zhe Chen (70 V Huron #1202, Chicago 60610, County of Cook and the State of Illinois), party of the second part, VITNESSETH, 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, and 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 rarty 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 P S S S S S S INT

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
	соок	\$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

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$68,400.00 FOR A PERIOD OF 3 M ONTH(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 \$68,400.00 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

AS ATTORNEY IN FACT

STATE OF ( ) SS ( ) SS

I, South Addresigned, a notary public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_\_\_, personally known to the to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to the 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/l.cr/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on

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My commission expires

This Instrument was prepared by Carol Richie/PIERCE & ASSOCIATES, P.C., 1 North Dearborn, Suite 1300 Chicago, IL 60602

BROOKE A. COWAN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06/23/2015

OFFICIAL SEAL

PLEASE SEND SUBŞEQUENT TAX BILLS TO:

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## NOFFICIAI 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.

Docum.

Cook Columnia Clarks Office 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, records, 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

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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. SHURIDAN 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 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 PROTES7** 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.