

UNOFFICIAL COPY



Doc#: 1402808110 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/28/2014 03:42 PM Pg: 1 of 5

SPECIAL WARRANTY DEED
REO CASE No: C130TV6

This Deed is from **Fannie Mae 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"), **Riverside Property Management, LLC**, ("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 Cook, State of Illinois, described as follows (the "Premises"):

514 West Erie Street, Maywood, IL 60153

PIN#15-11-124-014-0000

Subject to: Taxes for year 2013 and subsequent years

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).

FIDELITY NATIONAL TITLE

51063028

171

UNOFFICIAL COPY

December 23, 2013

Fannie Mae a/k/a Federal National Mortgage Association

By **Jenna Rogers**, Fisher and Shapiro, LLC
Its Attorney in Fact

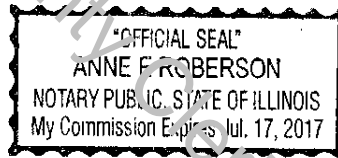
STATE OF Illinois)
) SS
COUNTY OF Cook)

I, **Anne E Roberson**, a Notary Public in and for the County in the State aforesaid, do hereby certify that **Jenna Rogers**, 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 December 23, 2013



Anne E Roberson

Notary Public

Mail Recorded Deed and
Future Tax Bills to:
Riverside Property Management, LLC
~~514 West Erie Street~~ *137 N. OAK PARK AVE*
~~Maywood, IL 60153~~ *OAK PARK, IL 60301*



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

REAL ESTATE TRANSFER	01/23/2014
 COOK	\$24.75
 ILLINOIS:	\$49.50
TOTAL:	\$74.25

15-11-124-014-0000 | 20131201606018 | 3EBTJ8

UNOFFICIAL COPY

LEGAL DESCRIPTION

THAT PART OF LOTS 1, 2 AND THE NORTH 1/2 OF LOT 3 LYING WEST OF THE EAST 27 FEET AND EAST OF THE WEST 62 FEET 6 INCHES THEREOF IN BLOCK 207 IN MAYWOOD A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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:

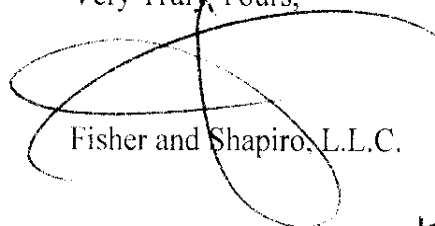
Re: Property Address: 514 West Erie Street Maywood IL 60153

Property Index Number: 15-11-124-014-0000

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 / Maywood 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.

Jenna M. Rogers

\$ 200.00
 - Jancha Wilson 1/17/14

UNOFFICIAL COPY

DEED RESTRICTIONS

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN 59,400.00 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 59,400.00 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