

# UNOFFICIAL COPY



Doc#: 1506401150 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/05/2015 02:57 PM Pg: 1 of 4

SPECIAL WARRANTY DEED  
REO CASE No: C130BYN

FIRST AMERICAN TITLE  
ORDER # 24120103

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, P.O. Box 650043, Dallas, TX 75265-0043, ("Grantor"), **Anna Sulka, a 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 Cook, State of Illinois, described as follows (the "Premises"):

**1475 Rebecca Drive Unit 402, Hoffman Estates, IL 60169**

**PIN#07-08-300-020-1155**

**Subject to:** Taxes for year 2014<sup>2nd</sup> 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).**

REAL ESTATE TRANSFER TAX		02-Mar-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

07-08-300-020-1155 | 20150201664743 | 1-156-096-384

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February 20, 2015

Fannie Mae a/k/a Federal National Mortgage Association

*Joseph M. Herbas*  
By **Joseph M. Herbas**, Shapiro Kreisman & Associates,  
LLC

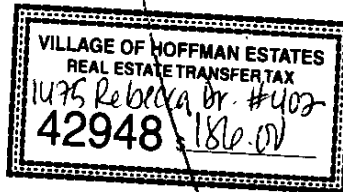
Its Attorney in Fact

**Joseph M. Herbas**

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 **Joseph M. Herbas**, 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 20, 2015

*Anne E. Roberson*  
Notary Public

Mail Recorded Deed and  
Future Tax Bills to:  
Anna Sulka  
1475 Rebecca Drive Unit 402  
Hoffman Estates, IL 60169



This document was prepared by:  
Shapiro Kreisman & Associates, LLC  
200 N. LaSalle Street, Suite 2840  
Chicago, IL 60601

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NO. 402 IN 1475 REBECCA DRIVE HOFFMAN ESTATES, MOON LAKE VILLAGE  
FOUR STORY CONDOMINIUM AS DELINEATED ON A SURVEY OF:

CERTAIN LOTS IN PETER ROBIN FARMS UNIT 1, BEING A SUBDIVISION OF PART OF  
THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED  
NOVEMBER 14, 1969 PER DOCUMENT NO. 21013530 IN COOK COUNTY, ILLINOIS  
WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF  
CONDOMINIUM RECORDED DOCUMENT NO. 24686035 TOGETHER WITH ITS  
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND  
SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME.

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET  
FORTH IN THE DECLARATION RECORDED AS DOCUMENT NO. 24686036, IN COOK  
COUNTY, ILLINOIS.

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: 1475 Rebecca Drive Unit 402 Hoffman Estates IL 60169

Property Index Number: 07-08-300-020-1155

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 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,

Shapiro Kreisman & Associates, LLC