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1517426103D

Doc#: 1517426103 Fee: \$46.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/23/2015 03:28 PM Pg: 1 of 5

SPECIAL WARRANTY DEED
REO CASE No: C1313J3

4/2

1st AMERICAN TITLE order # 2521127

1st AMERICAN TITLE order # _____

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"), **Cordia M. Martin**, ("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"):

603 E 90th St, Chicago, IL 60619-7523
PIN#25-03-226-002-0000

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).

REAL ESTATE TRANSFER TAX		16-Jun-2015
	CHICAGO:	420.00
	CTA:	168.00
	TOTAL:	588.00

25-03-226-002-0000 | 20150601695920 | 1-006-969-728

REAL ESTATE TRANSFER TAX		16-Jun-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

25-03-226-002-0000 | 20150601695920 | 0-244-974-464

Handwritten notations and signatures on the right margin, including 'Y', 'R5/36', 'N', 'S', 'M', 'T', 'W'.

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LEGAL DESCRIPTION

LOT 2 (EXCEPT THE WEST 12 1/2 FEET THEREOF) AND LOT 3 IN THE NORTH HALF OF BLOCK 24 IN S.E. GROSS SUBDIVISION OF BLOCKS 15, 16, 17 AND 18 IN THE NORTH HALF OF BLOCKS 23 AND 24 IN DAUPHIN PARK ADDITION A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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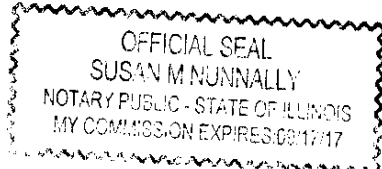
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 12, 2015

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said agent
This 12 day of June, 2015.
Notary Public Susan M. Nunnally

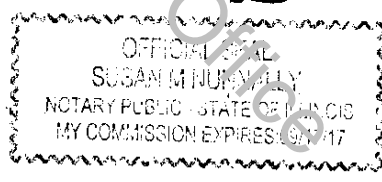


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date June 12, 2015

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said agent
This 12 day of June, 2015.
Notary Public Susan M. Nunnally



Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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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:

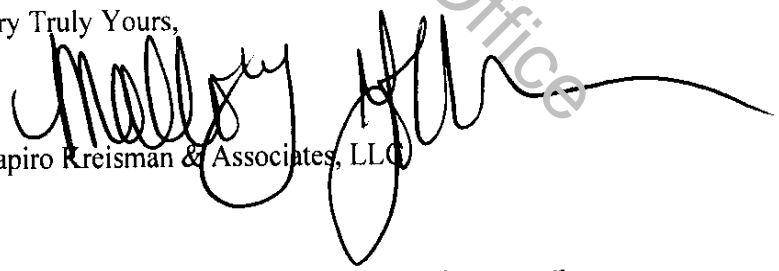
Re: Property Address: 603 E 90th St Chicago IL 60619-7523

Property Index Number: 25-03-226-002-0000

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/Chicago 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

Mallory Goldwasser