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Doc#: 1517426103 Fee: \$46.00 RHSP Fee: \$9.00 RPRF 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

1st AMERICAN TITLE order # 2521120

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, rem.ses, 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, uescribed 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
182	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	
REAL ESTA		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
25-03-226	-002-0000	20150601695920	0-244-974-464



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June 11, 2015

	Mallory Goldwasser, Shapiro Kreisman & Associates,
LI. Its	Attorney in Fact
	Mallory Goldwasse
STATE OF Illinois)) SS
COUNTY OF Cook)
certify that Mallory Gold name is subscribed in the for acknowledged that he/she s	Public in and for the County in the State aforesaid, do hereby vas er, personally known to me to be the same person whose oregoing instrument, appeared before me this day in person and signed the said instrument for the uses and purposes therein set and official seal this June 11, 2015
Notary Rublic	OFFICIAL SEAL
Mai Recorded Deed and Future Tax Bills to: Cordia M. Martin	FRANCES M. CRUZ NOTARY PUBLIC, STATE OF ILLIN DIS MY COMMISSION EXPIRES 12 19-2016
603 E 90th St Chicago, IL 60619-7523	TS
This document was prepared by: Shapiro Kreisman & Associates, L 200 N. LaSalle Street, Suite 2840 Chicago, IL 60601	Dramorty Idy 3

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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.

DL NSHIP
US.

Dropperty of Cook County Clark'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.

12

Dalcu	()
	Signature: AMau 5
Subscribed and sworn to before me	Grantor or agent
By the said	5*************************************
	OFFICIAL SEAL
This /2 day of 20/	SUSAN M NUNNALLY
Notary Public Sum of Minsely	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES 68:17/17
The Country in his Asset off	The to the state of the state o
Assistment of Popularia Interest in a land to a	hat the name of the Grantee shown on the Deed o
foreign comparation authorized to de business	is either a natural person, an Illinois corporation of
partnership authorized to do husiness or coming	r acruire and hold title to real estate in Illinois, and baid title to real estate in Illinois or other entir
recognized as a person and authorized to do busine	and while to real estate in lillings or other entire
State of Illinois.	ess or acoure title to real estate under the laws of th
oute of minors.	
Date	
2001)	· O _A ,
Signa	ture: (1) On 10 S.
3.5	Grantie or Agent
Subscribed and sworn to before me	GALLANDANA JUNE PARK PARKA TANANA MA
By the said	OFFICIAL (#7)
This 12, day of One ,20 15.	SUSAM MINUMALY
Notary Public Server m. Hunnella	र्जु NOTARY PUBLIC - STATE OR PUBLIC । हे MY COMMISSION EXPIRES (अ.१.४१ - ई
	Emmunionement
•	** ** ** · · · · · · · · · · · · · · ·

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 StChicagoIL60619-7523

Property Index Number: <u>25-03-226-002-0000</u>

Our office represens Federal National Mortgage Association ("Fannie Mae") in connection with certain transfers of real property in the state of Illinois. We understand that <u>Cook/Chicago</u> 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 the from Fannie Mae. We write this letter to notify you that Fannie Mae is exempt from paying the T ans er 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. Fur her, 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 &

Mallory Goldwasser