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PREPARED BY: Codilis & Associates, P.C.

Tammy A. Geiss, Esq. 15W030 N. Frontage Rd.

Burr Ridge, IL 60527

MAIL TAX BILL TO: a Deed

Usman Choudhry 106 S. Midguland Ave #205 Oak Park IC 60302

Doc#: 1424822007 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/05/2014 08:45 AM Pg: 1 of 2

30,2473

SPECIAL WARRANTY DEED

THE GRANTOR, Fe level 4-ome Loan Mortgage Corporation, of 5000 Plano Parkway Carrollton, TX 75010- , a corporation organized and existing under the laws of United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S), Usman Choudhry of, , all interest in the

following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT(S) 205 + P-65 IN THE RIDGELAND CONI OMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED AR OPERTY:

PARCEL 1:

LOT 5 IN BLOCK 45 IN THE VILLAGE OF RIDGELAND AND / LSC THAT STRIP OF PARCEL OF GROUND IN SAID **BLOCK 45 DESCRIBED AS FOLLOWS:**

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5; THE NOW PUNNING SOUTH ON A LINE WITH THE EAST LINE OF SAID LOT 5 PROJECTED TO THE NORTH LINE OF SAID LOT 9 IN SAID BLOCK 45; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 8, 51.88 FEET; THENCE TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, 51.88 FEET TO THE POINT OF BEGINNING IN VILLAGE OF RIDGELAND AFORESAID, SAID VILLAGE OF RIDGELAND BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7, AND THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 4, 6 AND 7 IN BLOCK 45 IN THE VILLAGE OF RIDGELAND, BEING A SUBDIVISION OF THE EAST 1/4 OF SECTION 7 AND THE NORTHWEST 1/4 AND THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, FOW ISHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL OF THE EAST AND WEST 15 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS 6 AND 7 IN BLOCK 45 IN THE VILLAGE OF RIDGELAND, BEING A SUBDIVISION OF THE EAST 1/4 OF SECTION 7 AND THE NORTHWEST 1/4 AND THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0433519050, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Special Warranty Deed: Page 1 of 2

REAL ESTATE TRANSFER TAX

04-Sep-2014 COUNTY: 97.50 ILLINOIS: 195.00 TOTAL: 16-08-300-030-1103 | 20140801618811 | 0-027-801-728 292.50

EXEMPTION APPROVED

LMIM-

Allomous The Conserv Fund, Inc.

CRAIG M. LESNER, CFOS Works Str. AVE. 2400 VILLAGE OF OAK PARK

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PERMANENT INDEX NUMBER: 16-08-300-030-1103

16-08-300-030-1097

PROPERTY ADDRESS: 106 S. Ridgeland Avenue Unit #205, Oak Park, IL 60302

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this A 100 - 1 2014	
90	
9	Federal Home Loan Mortgage Corporation
Ox	By: defte
STATE OF Illinois	Codilis & Associates P.C. its Attorney in Fact
) SS.	Jennifer Hayes
COUNTY OF DuPage)	John of Hayes
the same person(s) whose name(s) is/are-subscribed to the fore	I instrument, as his/her/their free and voluntary act, for the uses and
Exempt under the provisions of	
Section 4, of the Real Estate Transfer ActDateAgent.	OFFICIAL SEAL ANNA MARIE RUEFN NOTARY PUBLIC - STATE OF I. LINOIS MY COMMISSION EXPIRES:12/14/15