UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C. Brian P. Tracy, Esq. 15W030 N. Frontage Rd. Burr Ridge, IL 60527

MAIL TAX BILL TO:

Megan Kleman

240 S Oak Park Ave Unit 302 Oak Park, 11 60302

MAIL RECORDED DEED TO:

Megan Klemm

240 S. Oak Park Ave. Unit 302

_60302



1602945065 Fee: \$40.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 01/29/2016 12:54 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265-0043, a corporation organized and existing under the laws of The United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CANTS, CONVEYS AND SELLS to THE GRANTEE(S) Megan Kleman , a simple wo man of 196 N Park B.vd Gien Ellyn, IL 60137-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 302 AND P-5 IN THE AVENUE PARK CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 12 IN BLOCK 4 IN BLACKSTONE ADDITION TO OAK PARK, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 24, 2004 AS DOCUMENT NO. 0417627004, TOCETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. EXEMPTION APPROVED

PERMANENT INDEX NUMBER: 16-07-406-024-1012

16-07-406-024-1020

PROPERTY ADDRESS: 240 S. Oak Park Avenue #302, Oak Park, IL 60302

CRAIG M. LESNER, CFO VILLAGE OF OAK PAPK

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.

WEAT F21	ATE TRAM	ISECD TALL
		ISFER TAX
	55 Mile 1	

28-Jan-2016 COUNTY: 53.00 ILLINOIS: 106.00 TOTAL: 159.00

16-07-406-024-1012 | 20160101662669 | 1-600-950-848

Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker Dr., STE 2400

Chicago, IL 60606-4650

Attn:Search Department

Special Warranty Deed: Page 1 of 2

1602945065 Page: 2 of 2

Special Warranty Deed - Continued NOFFICIAL COPY

Dated this	
	-
	Fannie Mae A/K/A Redoral Notice 134
	Fannie Mae A/K/A Federal National Mortgage Association
	By: Oldton
STATE OF Illinois	Codilis & Associates, P.C., its Attorney in Fact
	Jennifer Hayes
COUNTY OF DuPage) SS.	Joshingt NGAS2
The state of the s	
l, the undersigned, a Notary Public in and for s	aid County, in the State aforesaid, do hereby certify tha
known to me to be the same percon(a) when in Fact for Fanni	e Mae A/K/A Federal National Mortgage Association, personally
known to me to be the same person(s) whose nar (etc.) is/are subseperson, and acknowledged that he/she/they signed, sealed and deliv	cribed to the foregoing instrument, appeared before me this day in
person, and acknowledged that he/she/they signed sealed and delive the uses and purposes therein set forth.	ered the said instrument, as his/her/their free and voluntary act, fo
0/	
Given under mile	
Given under my hand and n star	rial seal, this
	XX 0. X6
	Notary Public
	My commission expires:
Exempt under the provisions of	- munemy
Section 4, of the Real Estate Transfer ActDate	OFFICIAL SEAL OFFICIAL SEAL
Agent.	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
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	NOTARY PUSI C STATE OF ILLINO MY COMMISSION EXPIRES:05/07/19
	<i>[</i>
EXEMPTION APPROVED	//>
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CRAIG M. LESNEL CFO VILLAGE OF OAK PARK	- Kui A Norman
A ALMANDA CA CAMADA CONTRACT	CRAIG M. LESNER, CFO
	VILLAGE OF OAK PARK