

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, IL 60302

Doc#: 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

MAIL RECORDED DEED TO:

Megan Kleman
240 S. Oak Park Ave. Unit 302
Oak Park, IL 60302

SPECIAL WARRANTY DEED

1/2

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, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Megan Kleman, *a single woman* of 196 N Park Blvd Glen 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, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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

EXEMPTION APPROVED

Craig M. Lesner
CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK

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.

REAL ESTATE TRANSFER TAX

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

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