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Doc#: 1625029090 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/06/2016 02:47 PM Pg: 1 of 3

MAIL TO:

Michael Brody

525 W. Exchange

SPECIAL WARRANTY DEED

(CORPORATION TO INDIVIDUAL)

ILLINOIS

TI44246453 15-2

29 day of July, 2016, between Federal Home Loan THIS INDENTURE, made this Mortgage Corporation (5000 Plano Pkwy, Carrollton, TX 75010), a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the State of ILLINGIS, party of the first part, and JMG Real Estate Group Inc. (23313 Sunburst Point, Frankfort 11 60423), party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVLY into the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS. CONDITIONS. RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 16-05-103-029-0000 PROPERTY ADDRESS(ES): 138 Le Moyne Parkway, Oak Park, IL, 60302

IN WITNESS WHEREOF, said party of the first lost last party of the day and year first above written.

REAL ESTATE TRANSFER TAX

16-05-103-029-0000

06-Sep-2016 COUNTY: 139.25 ILLINOIS: 278.50 TOTAL: 417.75

Village of Oak Park

Steven E. Drazmer, CFO

20160701639023 | 1-010-342-720

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Federal Home Loan Mortgage Corporation

Associates, P.C. as By Pierce & Eddy Copot

STATE OF IL **COUNTY OF COO**

I, Amanda K. Griffin, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eddy Copoc, personally known to me to be the Attorney in Fact for Federal Home Loan Mortgage Corporation and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as the Attorney n Fact, (s)he signed and delivered the said instrument their free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

SIGNED OR ATTESTED BEFORE ME this 29day of July, 2016.

My commission expires: 6/20/2018

This Instrument was prepared by Amanda Griffin/PIERCE & ASSOCIATES, P.C., 1 North Dearborn, Suite 1300, Chicago, IL 60602

OFFICIAL SEAL AMANDA K GRIFFIN NOTARY PUBLIC STATE OF ILLINOIS

PLEASE SEND SUBSEQUENT TAX BILLS TO:

JMG Real Estate Gray Inc

23513 Sunburst Pt

Frankfort, I) 60423

teven E. Drazner, CFO Village of Oak Park

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EXHIBIT A

LOT 25 IN BLOCK 4 IN FAIR OAKS TERRACE, BEING A SUBDIVISION OF THE EAST 50 ACRES OF THE NORTH 75 ACRES OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 138 Le Moyne Parkway, Oak Park, IL 60302

