

# UNOFFICIAL COPY

PREPARED BY:  
Codilis & Associates, P.C.  
Jennifer Moses, Esq.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

Doc#: 1922413060 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/12/2019 09:37 AM Pg: 1 of 3

Dec ID 20190801650434  
ST/CO Stamp 1-015-245-920 ST Tax \$211.00 CO Tax \$105.50  
City Stamp 0-633-707-616 City Tax: \$2,215.50

**MAIL TAX BILL TO:**

Yusuf Jay Ozer  
9666 REDING CIR.  
DES PLAINES, IL 60016

**MAIL RECORDED DEED TO:**

JAY OZER  
9666 REDING CIR.  
DES PLAINES, IL 60016

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## SPECIAL WARRANTY DEED

THE GRANTOR, PMC REO Trust 2015-1, of 6101 Condor Drive Moorpark, CA 93021-, a corporation organized and existing under the laws of \_\_\_\_\_, 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) Yusuf Jay Ozer, *A MARRIED MAN* of 2447 N. Ashland Ave. Chicago, IL 60614-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK AND STATE OF ILLINOIS BEING KNOWN AND DESIGNATED AS FOLLOWS:  
UNIT 3 IN 2438 WEST MADISON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 16 (EXCEPT THE EAST 1.00 FEET) AND THE EAST 2.00 FEET OF LOT 17 IN L.D. BOONE'S ADDITION TO CHICAGO, A SUBDIVISION OF SOUTHEAST BLOCK OF 33.81 ACRES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, 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 0715715151, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3 AND THE ROOF AREA ASSIGNED TO UNIT 3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0715715151.

**PERMANENT INDEX NUMBER:** 16-12-428-046-1004

**PROPERTY ADDRESS:** 2438 W MADISON ST UNIT #3, Chicago, IL 60612

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.

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**FIDELITY NATIONAL  
TITLE SCCS160015145**



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## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

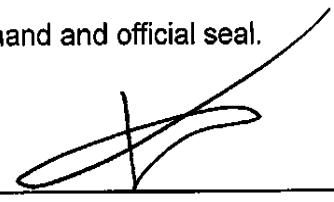
State of California  
County of Ventura

On 6-14-2019 before me, Cynthia Hoff, Notary Public  
(insert name and title of the officer)

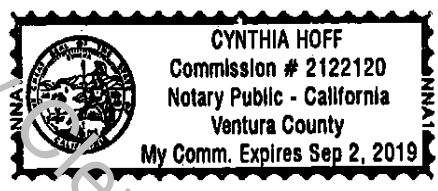
personally appeared Kelly McFarland  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



Property of Tax County Clerk's Office