

WARRANTY (EED)
State of Illinois
(Corporation to Individual)

UNOFFICIAL COPY

COOK
COUNTY, ILL.
2 2 2 2 0 1

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

Avondale Federal Savings Bank, a Federally
Chartered Mutual Savings Bank

03041045

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the Board of Directors of the Avondale Federal Savings Bank, a Federally Chartered Mutual Savings Bank, duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten & 00/100 (\$10.00)

DOLLARS,

& other good & valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said bank, CONVEYS and WARRANTS TO Parzin Yazdanfar 5120 South Hyde Park Chicago, Illinois 60615

236

(The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of Cook and in the State of Illinois, to wit:

Cook

See Attached Legal Description.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1993 DEC 20 AM 9:04

03041045

Subject to: Covenants, conditions and restrictions of record; general taxes for the year 1993 and subsequent years.

Permanent Real Estate Index Number(s): 17-10-103-027-1137

Address(es) of Real Estate: Unit 2207, 233 East Erie, Chicago, Illinois 60611

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Sr. Vice President, and attested by its Doria Koros Secretary, this 3rd day of December, 1993.

IMPRESS
CORPORATE SEAL
HERE

Avondale Federal Savings Bank
(NAME OF CORPORATION)
BY Richard Michaels Sr. Vice President
ATTEST Doria Koros Secretary

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Richard Michaels personally known to me to be the Sr. Vice President of the Avondale Federal Savings Bank, a Federally Chartered Mutual Savings Bank

and Doria Koros personally known to me to be the Secretary of said Avondale Federal Savings Bank, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Sr. Vice President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said Avondale Federal Savings Bank to be affixed thereto, pursuant to authority given by the Board of Directors of said Avondale Federal Savings Bank, as their free and voluntary act, and as the free and voluntary act and deed of said Avondale Federal Savings Bank, for the uses and purposes therein set forth.

OFFICIAL SEAL
KIM A. JANEWICZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/13/96

Given under my hand and official seal, this 3rd day of December, 1993

Commission expires 5-13 1996 Kim A. Janewicz NOTARY PUBLIC

This instrument was prepared by Jay Zabel 55 W. Monroe, Suite 3550, Chicago, IL 60603 (NAME AND ADDRESS)

MAIL TO:

{ Farzin Yazdanfar
(Name)
233 E Erie #2207
(Address)
Chicago, IL 60611
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

FARZIN YAZDANFAR
(Name)
233 E. ERIE #2207
(Address)
CHICAGO, IL 60611
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO

333

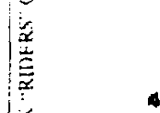


STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
53.00

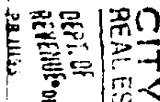
REAL ESTATE TRANSACTION TAX
REVENUE
28.50



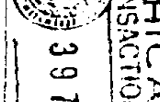
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
397.50



CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX



CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX



CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

03041045

9301 RJA 08 92

DF 9308036 AD

UNOFFICIAL COPY

WARRANTY DEED

Corporation to Individual

TO

GEORGE E. COLE,
LEGAL FORMS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PARCEL 1: UNIT NUMBER 2207 IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH 50 FEET THEREOF), IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26017897 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON COWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS. PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.

03041045