

TICOR TITLE

UNOFFICIAL COPY

This instrument prepared by,
and after recording return to

Jay Melnick
131 South Dearborn Street
Suite 2400
Chicago, IL 60603

Property Address

2635 North Mozart Street
Chicago, Illinois 60647
PIN: 13-25-207-028-0000



Doc#: 0819340131 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/11/2008 02:38 PM Pg: 1 of 5

This space is reserved for use by the Recorder.

WARRANTY DEED

This WARRANTY DEED (this "Deed"), is hereby executed and delivered as of this ___ day of July, 2008, by KAVEH ZAMANIAN and HEATHER BASS (a married couple, and together, the "Grantor"), whose address is c/o Aaron Spivack, 811 West Superior Street, Chicago, Illinois 60642, to ABIGAIL LURIE, AS TRUSTEE UNDER ABIGAIL BLUE LURIE REVOCABLE TRUST AGREEMENT DATED 12/09/02 (the "Grantee"), whose address is c/o Lurie Investments, Inc., 440 West Ontario Street, Chicago, Illinois 60654, Attention: Laura Belmont.

In exchange for the sum of Ten and No/100 Dollars (\$10.00), and other good, valuable, and legally sufficient consideration received, Grantor does hereby convey and warrant unto Grantee that certain parcel of real property which is located at 2635 North Mozart Street, Chicago, Illinois 60647 (as more particularly described on Exhibit A attached hereto and incorporated herein, the "Property"), together with all tenements, hereditaments, appurtenances, and improvements thereon and fixtures and attached thereto, and subject only to those permitted exceptions to title identified on Exhibit B attached hereto made a part hereof.

Grantor (and each individual comprising the Grantor) hereby waives and releases any and all right and benefit under and by virtue of any statute of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

This Deed may be executed in counterparts, which together shall constitute a single instrument.

[The remainder of this page intentionally left blank; signature page(s) follow].

BOX 15

5/19

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CITY OF CHICAGO

CITY TAX



JUL. 10.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000007904

REAL ESTATE
TRANSFER TAX

0723750

FP 102803

CITY OF CHICAGO

CITY TAX



JUL. 10.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000007905

REAL ESTATE
TRANSFER TAX

0289500

FP 102803

STATE OF ILLINOIS

STATE TAX



JUL. 10.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000043012

REAL ESTATE
TRANSFER TAX

0096500

FP 102809

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUL. 10.08

REVENUE STAMP

0000042862

REAL ESTATE
TRANSFER TAX

0048250

FP326707

Property Cook County Clerk's Office

01/10/08

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IN WITNESS WHEREOF, Grantor has duly executed and delivered this Deed as of the date first written above.

Kaveh Zamanian
KAVEH ZAMANIAN

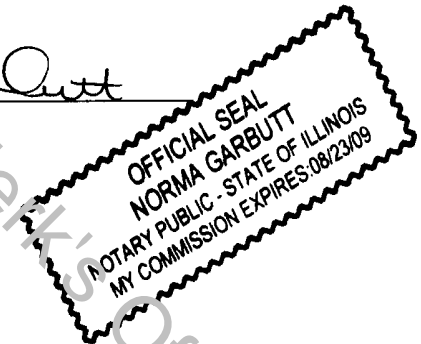
Heather Bass
HEATHER BASS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On this 1st day of July, 2008 KAVEH ZAMANIAN, an individual and the husband of Heather Bass, personally known to me to be the person whose name is subscribed to this instrument, appeared before me and acknowledged that he executed this instrument freely, voluntarily, and for the purposes set forth herein.

Witness my hand and official seal.

Norma Garbutt
Notary Public

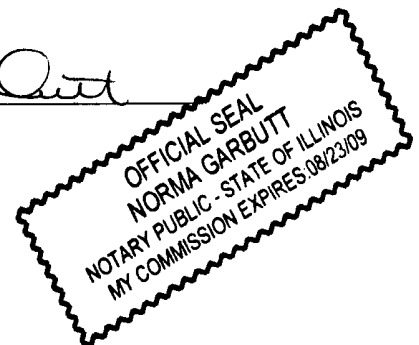


STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On this 1st day of July, 2008 HEATHER BASS, an individual and the wife of Kaveh Zamanian, personally known to me to be the person whose name is subscribed to this instrument, appeared before me and acknowledged that she executed this instrument freely, voluntarily, and for the purposes set forth herein.

Witness my hand and official seal.

Norma Garbutt
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOT 37 (EXCEPT THE SOUTH 2 FEET) AND LOT 38 (EXCEPT THE NORTH 18 FEET) IN THE SUBDIVISION OF LOTS 1 AND 2 IN SUPERIOR COURT PARTITION OF LOT 3 IN BARRON HEALD & OTHERS' SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

NONE.

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