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Doc#: 1610415090 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/13/2016 10:10 AM Pg: 1 of 3

Dec ID 20160401687795
ST/CO Stamp 1-785-404-992 ST Tax \$164.00 CO Tax \$82.00

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR(S) Ann Geller, as Trustee under the Ann Geller Trust dated March 15, 2013, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Aziz Bahadory, AND AGHELEH REZAEI, husband + wife all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights, if any, Any confirmed special tax or assessment, General taxes for the year 2nd installment 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2015, Building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 10-16-205-026-1026

Address(es) of Real Estate: 4840 Foster, Unit 212, Skokie, IL 60077

Dated this 31ST day of MARCH, 20 16

Ann Geller
Ann Geller, as Trustee under the Ann
Geller Trust dated March 16, 2013

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STATE OF IL, COUNTY OF COOK ss.

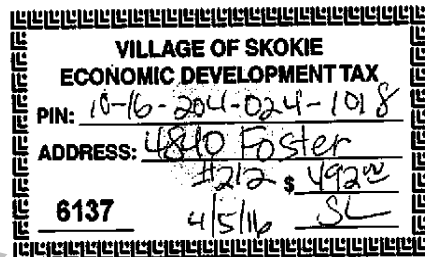
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ann Geller, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 31st day of MARCH, 20 16.



Sondra Francine Decker (Notary Public)

Prepared by:
Rachell M. Horbenko
The Law Office of Rachell M. Horbenko
301 Greenview Drive
Crystal Lake, IL 60014



Mail to: Aziz Bahadory
4840 Foster St. # 212
Skokie IL 60077

Name and Address of Taxpayer: ↑

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LEGAL DESCRIPTION

Order No.: 16WNW458077CCL

For APN/Parcel ID(s): 10-16-205-026-1026

PARCEL 1: UNIT 212 IN BARCELONA APARTMENT HOMES BUILDING NO. 1 CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 34 TO 38 BOTH INCLUSIVE, LOTS 35 TO 60 BOTH INCLUSIVE, THAT PART OF VACATED LACROSSE AVENUE ALL LYING SOUTH OF A LINE 410.08 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF GOLF ROAD (SIMPSON STREET) ALSO THE VACATED NORTH AND SOUTH ALLEY (EXCEPT THE NORTH 269.08 FEET THEREOF) LYING WEST OF AND ADJOINING LOTS 47 THROUGH 59 BOTH INCLUSIVE ALL IN TALMAN AND THIELE'S CICERO AVENUE SIMPSON STREET SUBDIVISION OF THE NORTH 40 RODS OF THE EAST 33 RODS OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 7, 1966 KNOWN AS TRUST NUMBER 38391 FILED IN THE OFFICE OF THE REGISTRAR OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2546214 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A PERPETUAL, EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY.