

# UNOFFICIAL COPY

## WARRANTY DEED

7170-64550 1/24

Doc# 2102720373 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/27/2021 01:12 PM Pg: 1 of 3

After Recording Mail To:

Saman Pourkermani  
275 Auburn Ave  
Winnetka, IL 60093

Dec ID 20201101647308  
ST/CO Stamp 0-099-962-848 ST Tax \$1,100.00 CO Tax \$550.00

Send Subsequent Tax Bills To:

Saman Pourkermani  
275 Auburn Ave  
Winnetka, IL 60093

THE GRANTORS, **JOEL CRAMER AND ANNA CRAMER, HUSBAND AND WIFE**, of the CITY of WINNETKA, County of COOK, State of ILLINOIS, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to:

**SAMAN POURKERMANI AND SABRINA JONES, AS HUSBAND and WIFE**  
**AND MAHMOOD POURKERMANI, A MARRIED MAN, AS JOINT TENANTS**

of the city of Chicago, County of Cook, State of Illinois, ~~not in~~  
~~Joint Tenancy in Common~~ **JOINT TENANCY**, the following described Real Estate situated in the County of COOK in the State of Illinois:

~~Willowdale Subdivision~~  
Lot 24 in Willowdale Subdivision, being a consolidation of all lots and vacated alleys in Blocks 3, 4, 7 and 8 (except Lots 1 to 11 in Block 4 and except Lots 10 to 39 in Block 8) together with vacated streets or vacated parts thereof adjoining said lots and blocks in Vernamo, a subdivision of the Northwest 1/4 of the Southwest 1/4 of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, and the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 42 North, Range 13, East of the Third Principal Meridian, also that part of the vacated Sunset Road in Wynwood Manor, a subdivision of the North 1/3 of the Southwest 1/4 of the Southwest 1/4 of said Section 20, lying West of the Center line of Auburn Avenue in Vernamo Subdivision, extended South in the Village of Winnetka, Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD**, said premises **as joint tenants**  
~~not in~~ ~~Joint Tenancy in Common~~ **JOINT TENANCY**, forever.

Permanent Index Number(s): 05-20-308-065-0000  
Address of the Real Estate: 275 Auburn Ave, Winnetka, IL 60093

**SUBJECT TO:** covenants, conditions and restrictions of record; public and utility easements; and subject only to real estate taxes for 2020 and subsequent years.



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## EXHIBIT A - LEGAL DESCRIPTION

Lot 24 in Willowdale Subdivision, being a consolidation of all lots and vacated alleys in Blocks 3, 4, 7 and 8 (except Lots 1 to 11 in Block 4 and except Lots 10 to 39 in Block 8) together with vacated streets or vacated parts thereof adjoining said lots and blocks in Vernamo, a subdivision of the Northwest 1/4 of the Southwest 1/4 of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, and the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 42 North, Range 13, East of the Third Principal Meridian, also that part of the vacated Sunset Road in Wynwood Manor, a subdivision of the North 1/3 of the Southwest 1/4 of the Southwest 1/4 of said Section 20, lying West of the Center line of Auburn Avenue in Vernamo Subdivision, extended South in the Village of Winnetka, Cook County, Illinois.

Property of Cook County Clerk's Office