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GEORGE E. COLE
LEGAL FORMS

No. 808
July, 1967

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney H. Olson
RECORDER OF DEEDS

WARRANTY DEED

1980 DEC 17 PM 2:18

25709193

Statutory (ILLINOIS)

25709193

(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR ALIAKBAR A. KHAKMAHD AND BEHJAT KHAKMAHD, husband and wife and BERHMAN KHAKMAHD, a single man
of the city of ORANGE County of ORANGE State of CALIFORNIA
for and in consideration of DOLLARS,
in hand paid,

CONVEY^S and WARRANT^S to KAN WING CHAN AND SOOK YIN CHAN, husband and wife as joint tenants
of the city of Chicago County of Cook State of California
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

416 23rd Street, Chicago, Illinois

As described on Exhibit A attached hereto and made a part hereof

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

DATED this 5th day of December 1980

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Alia Akbar Khakmahd
ALIAKBAR A. KHAKMAHD (Seal)

Behjat Khakmahd
BEHJAT KHAKMAHD (Seal)

Berhman Sheidayi
BERHMAN SHEIDAYI (Seal)

11 00 (Seal)

State of California County of Orange ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALIAKBAR A. KHAKMAHD BEHJAT KHAKMAHD AND BERHMAN SHEIDAYI

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 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 _____ day of _____ 19____

Commission expires _____ 19____ NOTARY PUBLIC

Therese M. Yee, Attorney at Law
(Name)
127 N. Dearborn Street, Suite 1407
(Address)
Chicago, Illinois 60602
(City, State and Zip)

ADDRESS OF PROPERTY:
416 West 23rd Street

Chicago Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
KAN WING CHAN
(Name)

416 West 23rd Street, Chicago Ill

384

68-02-319 N

PREPARED BY

RECORDER'S OFFICE BOX NO

25709193

CANCELLED
DEC 17 1980
C.T. 1980
44.00

CANCELLED
DEC 17 1980
C.T. 1980
44.00

OFFICE OF CHICAGO
STATE TRANSACTION TAX
17600

25709193
DOCUMENT NUMBER

32

68-02-319 N

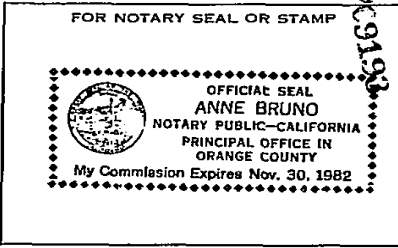
Property of Cook County Clerk's Office

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS.
On DECEMBER 11, 1980 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared ALLAKBAR A. KHAKMAHD AND
BEHJAT KHAKMAHD AND BERHMAN SHEIDAYI

known to me
to be the personS whose nameS ARE subscribed to the
within instrument and acknowledged that THEY executed the
same.

Ann Bruno

SA 1000



Misc-106 (GS) Act. Individual (Rev. 5/68)
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EXHIBIT "A"

PARCEL 1:

LOTS 1, 2, 3, 4 AND 5 IN MC KEEVER'S SUBDIVISION OF LOTS 4 AND 5 IN BLOCK 5 IN SOUTH BRANCH ADDITION TO CHICAGO, IN SOUTH FRACTION OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 2:

A TRACT OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 IN GUTHRIE'S SUBDIVISION IN THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHERLY LINE OF ARCHER AVENUE AT THE INTERSECTION OF SAID LINE WITH THE DIVISION LINE BETWEEN GUTHRIE'S SUBDIVISION AND THE SOUTH BRANCH ADDITION TO CHICAGO; THENCE NORTHEASTERLY ON THE SOUTH LINE OF ARCHER AVENUE 20 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1 AND AT RIGHT ANGLES WITH SAID SOUTHERLY LINE (OF ARCHER AVENUE) TO SAID DIVISION LINE; THENCE NORTHWESTERLY ON SAID DIVISION LINE TO THE PLACE OF BEGINNING;

PARCEL 3:

LOT 3 IN BLOCK 5 IN SOUTH BRANCH ADDITION TO CHICAGO EXCEPT THAT PART THEREOF CONVEYED BY WILLIAM B. OGDEN TO EVELINE DUNN BY DEED DATED JANUARY 19, 1965 DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION BETWEEN THE EAST LINE OF SAID LOT 3 AND DIVISION LINE BETWEEN SAID SOUTH BRANCH ADDITION AND GUTHRIE'S SUBDIVISION AFORESAID; THENCE SOUTH ON EAST LINE OF LOT 3 TO A POINT 91 FEET NORTH OF WEST 23RD STREET (PALO ALTO STREET); THENCE WEST 8 1/2 FEET; THENCE NORTHWESTERLY PARALLEL TO THE EASTERLY LINE OF LOT 1 IN SAID GUTHRIE'S SUBDIVISION 45 FEET TO SAID DIVISION LINE; THENCE SOUTH EAST TO PLACE OF BEGINNING;

PARCEL 4:

LOT 6 IN BLOCK 5 IN SOUTH BRANCH ADDITION TO CHICAGO, A SUBDIVISION OF SOUTH EAST FRACTION OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE 15 ACRES FROM WEST SIDE AND 8 ACRES FROM NORTH LINE THEREFROM) IN COOK COUNTY, ILLINOIS, (END OF SAID PROPERTY, TAKEN AS A TRACT) FIRST OF SAID PARTS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID TRACT (BEING THE SOUTH WEST CORNER OF SAID PARCEL 4); THENCE NORTH 90 DEGREES 00 MINUTES EAST ALONG THE SOUTH LINE OF SAID TRACT (BEING THE NORTH LINE OF WEST 23RD STREET) A DISTANCE OF 175.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES EAST ALONG THE EAST EDGE OF A BRICK WALL (AND ITS EXTENSION) A DISTANCE OF 32.67 FEET TO THE POINT OF BEGINNING OF SAID 1ST PART; THENCE NORTH 90 DEGREES 00 MINUTES WEST ON A LINE ALONG THE CENTER LINE OF A PARTY WALL A DISTANCE OF 21.67 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES EAST ALONG THE WEST EDGE OF A BRICK WALL (AND ITS EXTENSIONS) A DISTANCE OF 34.33 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES EAST OF A LINE (BEING 67 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF WEST 23RD STREET) A DISTANCE OF 21.67 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES EAST ON A LINE ON THE EAST EDGE OF A BRICK WALL (AND ITS EXTENSION) A DISTANCE OF 22.00 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES EAST A DISTANCE OF 6 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES EAST ON A LINE (BEING 6 FEET EAST OF AND PARALLEL WITH LAST SAID BRICK WALL) A DISTANCE OF 12.33 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES WEST A DISTANCE OF 6 FEET TO THE POINT OF BEGINNING OF SAID 1ST PART

ALSO

A 2ND PART (PARKING EASEMENT) DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID TRACT (BEING THE SOUTH WEST CORNER OF SAID PARCEL 4); THENCE NORTH 90 DEGREES 00 MINUTES EAST ON THE SOUTH LINE OF SAID TRACT (BEING THE NORTH LINE OF WEST 23RD STREET) A DISTANCE OF 175.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES EAST ON THE EASTERLY EDGE OF A BRICK WALL (AND ITS EXTENSIONS) A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING OF SAID 2ND PART; THENCE NORTH 00 DEGREES 00 MINUTES EAST ON THE EASTERLY EDGE OF SAID BRICK WALL (AND ITS EXTENSIONS) A DISTANCE OF 22.00 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES EAST A DISTANCE OF 8.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES EAST ON A LINE (BEING 8 FEET EAST OF AND PARALLEL WITH LAST SAID BRICK WALL) A DISTANCE OF 22.00 FEET TO A POINT; THENCE NORTH 90

DEGREES 00 MINUTES WEST A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING OF SAID 2ND PART IN COOK COUNTY, ILLINOIS

PARCEL 5:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED OCTOBER 12, 1977 AS DOCUMENT 24143971 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NO. 44736 TO CHEUK HON LEE OCTOBER 22, 1977 AND RECORDED FEBRUARY 14, 1978 AS DOCUMENT 24325850 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

END OF RECORDED DOCUMENT