

UNOFFICIAL COPY

82607730

WARRANTY DEED

82607730

The GRANTORS, James V. Lynch and Deborah R. Kacmar Lynch, formerly known as Deborah R. Kacmar, husband and wife, of Schaumburg, IL, 60193 for and in consideration of TEN and no/100 DOLLARS, (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to Broomand Kudkhodan and Mahnaz Kudkhodan, of Schaumburg, IL, 60193, not as Tenants In Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 2C, 717 Killarney Court of Lakewood Condominium as delineated on plat of survey of a part of lot 1613 in Section 2, Weathersfield Unit 16, being a subdivision in the northwest 1/4 of section 27, Township 41 north, range 10, east of the third principal meridian, in Cook County, Illinois; which plat of survey is attached as exhibit "B" to Declaration of Condominium made by American National Bank and Trust Company of Chicago, a national banking association, as trustee under trust agreement dated May 30, 1979 and known as trust no. 46656, recorded in the office of the recorder of deeds of Cook County, Illinois as document no. 25252295, as amended from time to time, together with a percentage of the common elements appurtenant to said unit as set forth in said Declaration as amended from time to time, which percentage shall automatically change in accordance with amended declarations as same are filed of record pursuant to said declaration, and together with additional common elements as such amended declarations are filed of record, in the percentages set forth in such amended declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended declarations as though conveyed herein.

ALSO: Rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned declaration as amended and the rights and easements set forth in said declaration for the benefit of the remaining property described herein.

Commonly known as: 717 Killarney Court, Schaumburg, Illinois
Permanent Index number: 07-27-102-019-1341

Subject to: covenants, conditions and restrictions of record; private, public, and utility easements, roads and highways; general real estate taxes for the year 1989 and subsequent years, the Declaration and By-Laws of the Lakewood Condominium Association, and the Illinois Condominium Act,

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 not in tenancy in common, but in joint tenancy forever.

Dated this 13th day of December 1989.

James V. Lynch SEAL Deborah R. Kacmar Lynch
James V. Lynch Deborah R. Kacmar Lynch

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that James V. Lynch and Deborah R. Kacmar Lynch, husband and wife, are 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 13th day of December 1989.

OFFICIAL SEAL
RANDY SUE HEIDENFELDER
Commissioner, Notary Public, State of Illinois
My Commission Expires 10/17/90

Randy Sue Heidenfelder
Notary public

Warranty Deed
Page One of Two

766
VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE REAL ESTATE
AND ADMINISTRATION TRANSFER TAX
DATE 12/18/89
AMT. PAID \$ 63.00

82607730

82607730

14

UNOFFICIAL COPY

Property of Cook County Clerk's Office

0311000
83607230

UNOFFICIAL COPY

Full name and address of grantees: Broomand and Mahnaz Kadkhodain,
715 W. Weathersfield Way Schaumburg IL, 60193

This instrument prepared by Randy Holdenfelder, 480 Surryso Road,
Lake Zurich, IL 60047.

Return deed to: Joff Picklin, Attorney at Law, 1500 W. Shure Dr. Suite
110, Arlington Heights, IL 60004

Send subsequent tax bills to: Broomand and Mahnaz Kadkhodain,

Warranty Deed
Page Two of Two
Commonly known as: 717 Killarney Court, Schaumburg, Illinois
Permanent index number: 07-27-102-019-1341

Property of Cook County Clerk's Office

0200720

UNOFFICIAL COPY

Property of Cook County Clerk's Office

02/11/2023