

UNOFFICIAL COPY

WARRANTY DEED  
(Individual to Individual)

90474755

THE GRANTOR, FARZIN ABEDZADEH, of the City of Buffalo Grove, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, does hereby CONVEY and WARRANT to:

JENNIFER CHRISTIAN, SINGLE NEVER MARRIED  
545 HINMAN  
UNIT - 3L  
EVANSTON, ILLINOIS 60202

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NO. 311 AS DELINEATED ON A SURVEY OF A PART OF LOT 20 IN BUFFALO GROVE UNIT NUMBER 1, BEING A SUBDIVISION OF SECTIONS 4 AND 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 10157, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 21000200 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 PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, AND THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS ARE FILED OF RECORD AND 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 DECLARATION AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

Subject to: general real estate taxes not due and payable at the time of closing and restrictions of record so long as they do not interfere with Purchaser's 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: 03-04-300-021-1031  
Address: 30 Old Oak, Apt. #211, Buffalo Grove, IL. 60089

90474755

*[Signature]* (SEAL)  
FARZIN ABEDZADEH

Dated this 21 day of September, 1990.

STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, Notary in and for said County in the State aforesaid, DO HEREBY CERTIFY that FARZIN ABEDZADEH, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his 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 21st day of September, 1990.

Commission Expires ~~December 12, 1990~~, 19 *[Signature]*  
Notary Public

This instrument was prepared by: Richard M. Toth, 2510 East Dempster, Suite 110, Des Plaines, Illinois 60016.

Mailed to: JENNIFER CHRISTIAN  
1130 LAKE COOK #211  
BUFFALO GROVE, IL  
60089

SEND SUBSEQUENT TAX BILLS TO:  
JENNIFER CHRISTIAN  
30 OLD OAK #211  
BUFFALO GROVE, IL  
60089

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Property of Cook County Clerk's Office

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