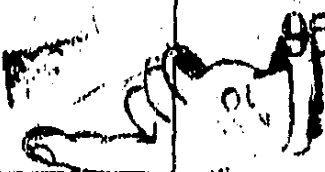


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95295315

Name ANA BIJAN
Street Address 12133 FERINA STREET
City & State NORWALK, CALIFORNIA 90650



95295315

MAIL TAX STATEMENTS TO

Name
Street Address SAME AS ABOVE
City & State

DEPT-01 RECORDING \$25.50
T#0008 TRAN 1609 05/04/95 10:36:00
#8216 + JB *-95-295315
COOK COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0

- () computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale.
- () Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ANA BIJAN

hereby REMISES, RELEASES AND QUITCLAIMS ANA BIJAN, TRUSTEE OF THE ANA BIJAN LIVING TRUST DATED 12-14-94

the following described real property in the City of CHICAGO County of COOK, State of ILLINOIS

SEE ATTACHED EXHIBIT "A"

95295315

AIN #	Map Book	Page	Parcel	COMMON ADDRESS 1217 LUNT, UNIT 2A CHICAGO, IL.
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Dated: 12-14-94

ANA BIJAN

STATE OF CALIFORNIA COUNTY OF LOS ANGELES

On 12-14-94 before me, S. P. OLIVER

personally appeared ANA BIJAN

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) were subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



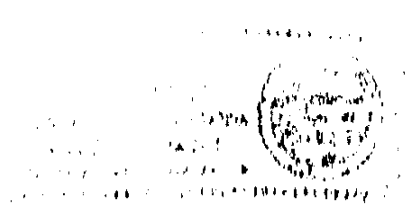
(This area for official notarial seal)

MAILED TO ABOVE ADDRESS

8550

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Property of Cook County Clerk's Office



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EXHIBIT "A"

UNIT NUMBER 1217-2 "A", IN THE LUNT COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOTS 14 AND 15 IN W.D. PRESTON'S SUBDIVISION OF BLOCKS 4, 9 AND 8 WITH LOT 1 IN BLOCK 7 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 WITH THE NORTH EAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 27, 1979 AND KNOWN AS TRUST NUMBER 34499, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 25246455, TOGETHER WITH AN UNDIVIDED INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AS SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

95295315

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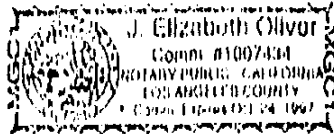
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4-10, 1995 Signature: [Signature]
Grantor or Agent

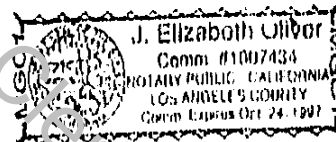
Subscribed and sworn to before me by the said S.P. OLIVER this 10th day of April, 1995.
Notary Public J. Elizabeth Oliver



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 4-10, 1995 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said S.P. OLIVER this 10th day of April, 1995.
Notary Public J. Elizabeth Oliver



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

95295015

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