

6913421

REGISTER'S OFFICE } ss
Milwaukee County, WI } 40 AM
RECORDED AT
FEB 24 1994
REEL 3232 MAG 942
WISCONSIN REGISTER
OF DEEDS

This Deed, made between Mahmoud Behfar-Rad and Parichehrah Kasraian, husband and wife

Grantor, and Saeed Karshenas and Sotoudeh Karshenas, husband and wife

Grantee, Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Milwaukee County,

Tax Parcel No: 053-1031-000 Fox Point, WI 53217

Lot 2, in Fox Point Heights, being a part of the Northeast 1/4 of Section 8, Town 8 North, Range 22 East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin.

Tax Key No. 053-1031-000

ADDRESS: 330 W. Bergen Drive

BL/lb/mar

NAME CHANGE

TRANSFER

\$ 502.50
FEE

6913421
RECORD 102.00
RTX 502.50

This is homestead property. Together with all and singular the hereditaments and appurtenances thereunto belonging;

And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants, general taxes levied in the year of closing and will warrant and defend the same.

Dated this 18th day of February, 1994

_____(SEAL) H. Behfar-Rad _____(SEAL)

Mahmoud Behfar-Rad

_____(SEAL) P. Behfar-Rad _____(SEAL)

Parichehrah Kasraian

AUTHENTICATION

Signature(s) of Mahmoud Behfar-Rad Parichehrah Kasraian

ACKNOWLEDGEMENT

STATE OF WISCONSIN

_____ County, } ss.

authenticated this 18 day of February, 1994

Greg Deworkin

Greg Deworkin
TITLE: MEMBER STATE BAR OF WISCONSIN

Personally came before me this _____ day of _____, 19 ____ the above named

to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

(If not authorized by § 708.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Gregory I. Deworkin

(Signatures may be authenticated or acknowledged. Both are not necessary)

Notary Public _____ County, Wis.
My Commission is permanent. (If not, state expiration date: _____, 19 ____)

330 W. Bergen Dr.
102

REEL 1261 IMAGE 561

330 W. BERGEN DR

THIS INDENTURE Made this 8th day of October

1979, by and between the undersigned individuals, hereinafter referred to as Grantor, and the Village of Fox Point, a Municipal corporation located in Milwaukee County, Wisconsin, hereafter referred to as Grantee,

WITNESSETH:

Grantor, in consideration of One Dollar (\$1.00), the receipt whereof is hereby confessed and acknowledged, has granted and conveyed and by these presents does grant and convey unto Grantee forever, an easement for the conducting and carrying away of surface waters by means of an underground sewer or culvert, and for the installation, construction, operation, use and necessary repair and maintenance, including reconstruction, of such underground sewer or culvert in the Village of Fox Point, Milwaukee County, Wisconsin, said easement being described as follows:

That part of the Northeast 1/4 of Section 8, Township 8 North, Range 22 East in the Village of Fox Point, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at a point which is the Northwest corner of Fox Point Heights Subdivision being a recorded subdivision in the Village of Fox Point, thence East 288.50 feet to a point, said point being the northwest corner of Lot 2 in Fox Point Heights Subdivision, thence S. 0° 05' E. 160.00 feet to a point, said point being the beginning of said storm sewer easement, thence continuing S. 0° 05' E. 133.50 feet to a point, said point being on the north line of Bergen Drive, thence N. 74° 17' E. 24.65 feet, thence N. 71° 39' E. 6.59 feet, thence N. 0° 05' W. 124.79 feet, thence West 30.00 feet to a point, said point being the beginning of said easement.

101-19-79 15450 H

5366986

400 CA V A 11/11/79

5366986

REGISTER'S OFFICE Milwaukee County, Wis. RECORDED AT 4:20 PM

NOV 19 1979 561/6 REEL 1261 IMAGE 564 incl.

REGISTER OF DEEDS

Drafted by Fraley N. Weidner

It is an express condition of the granting of this easement that so much of the surface or sub-surface of the soil as may be disturbed in the installation, construction, operation, use and necessary repair and maintenance, including reconstruction, of such underground sewer or culvert will, at the expense of Grantee, be replaced in substantially the same condition as it now is or may be, and the acceptance of this easement by Grantee and the installation or construction of such underground sewer or culvert, shall constitute an express acceptance by Grantee of this condition to the granting of this easement.

Grantor consents to the entry by the employees, agents or representatives of Grantee necessary and incidental to the installation, construction, operation, use and necessary repair and maintenance, including reconstruction, of such underground sewer or culvert, but reserves to themselves the right to make such use of the land included in said easement, subject to the ordinances of the Village of Fox Point and the Statutes of the State of Wisconsin as will not disturb any such underground sewer or culvert, or interfere or prevent the free flow of surface waters through the same, or prevent ingress and egress thereto for the purpose of proper operation, use and necessary repair and maintenance, including reconstruction, thereof.

This indenture, upon its acceptance by Grantee, shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, successors and assigns.

IN WITNESS WHEREOF, Grantor has executed this indenture the day and year first above written.

In Presence Of



E. Mary Cullen
(Mary Cullen)

Chester A. Lubenow (SEAL)
(Chester A. Lubenow)

Agnes Lubenow (SEAL)
(Agnes Lubenow)

STATE OF WISCONSIN

Commission Expires Jan. 22, 1933

STATE OF WISCONSIN)
MILWAUKEE COUNTY) ss.

Personally came before me this 8th day of OCTOBER, 19 79, the above named CHARLES A. LUBENOW AND AGNES LUBENOW

to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Mary E. Cullen
Mary E. CULLEN
Notary Public, Wisconsin
My commission expires Jan. 22, 1983
Commission Expires Jan. 22, 1983

Signatures of _____

authenticated this _____ day of _____, 19 _____.

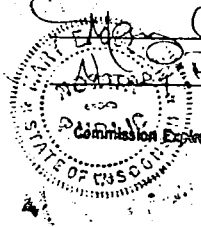
Title: Member State Bar of Wisconsin or Other Party Authorized under Sec. 706.06 viz. _____

The undersigned holder of a mortgage on land, including that above described, in consideration of One Dollar (\$1.00), the receipt whereof is hereby confessed and acknowledged, hereby consents to the granting of the above easement and agrees that said mortgage shall be and is hereby made subject and subordinate to such easement and that any foreclosure of said mortgage shall not affect such easement. The mortgage above referred to was recorded in the office of the Register of Deeds of Milwaukee County, Wisconsin in Vol. _____ of Mortgages on page _____, as Document No. _____.

Dated _____.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8th day of OCTOBER, 1979.

In Presence Of _____
John P. Cullen



Charles A. Lubenow (SEAL)
Agnes Lubenow (SEAL)
(Individuals)

(Name of Corporation) _____

By _____ President
Attest: _____ Secretary

STATE OF WISCONSIN)
) ss.
MILWAUKEE COUNTY)

Personally came before me this _____ day of _____,
19____, the above named _____ and _____,
to me known to be the persons who executed the fore-
going instrument and acknowledged the same.

Notary Public, Wisconsin
My commission expires:

STATE OF WISCONSIN)
) ss.
MILWAUKEE COUNTY)

Personally came before me this _____ day of _____,
19____, _____ President and _____
Secretary of the above named
Corporation, to me known to be the persons who executed the foregoing
instrument, and to me known to be such President and Secretary of
said Corporation, and acknowledged that they executed the foregoing
instrument as such officers as the deed of said Corporation, by its
authority.

Notary Public, Wisconsin
My commission expires:

Signatures of _____

authenticated this _____ day of _____, 19____.

Title: Member State Bar of Wisconsin or Other
Party
Authorized under Sec. 706.06 viz. _____

Accepted pursuant to the authority of the Village Board.

VILLAGE OF FOX POINT

By John M. Reinhardt President
Jerry A. White Clerk

(VILLAGE SEAL)

NOTICE OF RECORDING

330 W Bergen Dr.
MILW 1816 1007

FILED 0537081

24 FEB 3 1986 24

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY PROBATE JURISDICTION
IN THE MATTER OF THE ESTATE OF CIRCUIT COURT
MILWAUKEE COUNTY

CHESTER A. LUBENOW

FINAL JUDGMENT

File No. 519-019

PETITION for final settlement of this estate having been heard, and the petitioner having appeared in person and by attorney, and Kenneth J. Phillips, Guardian Ad Litem

having appeared.

And on all evidence, records and proceedings herein, the Court finds that:

1. The petition came on for hearing (~~ex parte~~ or (waiver thereof)* as provided by law to all persons entitled to notice;
2. Notice has been published for determination of the heirs of the decedent;
3. The expenses of administration, funeral, last sickness, and the claims against the estate have been paid; the certificate of the Department of Revenue is on file and there is no unpaid income tax; the certificate determining inheritance tax is on file herein;
4. The decedent died seized of the following real property in joint tenancy with _____

Agnes Lubenow

who survived decedent:

Homestead located at 330 West Bergen Drive, Fox Point, Wisconsin and legally described as follows:

Lot numbered 2, in Fox Point Heights, being part of the North East One-quarter (NE 1/4) of Section numbered 8, in Township numbered 8, Range numbered 22 East, in the Village of Fox Point.

5. The decedent at the time of death owned personal property in joint tenancy as set forth in the inventory on file.

6. The decedent at the time of death had a life estate in the following property: none

RECORD	8.00
SUBTOTAL	8.00
TOTAL	8.00
CASH	8.00

#241370 0001 R02 111:46

5887930

REGISTER'S OFFICE
MILWAUKEE COUNTY, WI
RECORDED AT 11 35 AM

FEB 12 1986 10077

REEL: 100-11881-10918
REGISTER OF DEEDS

* Strike as appropriate.



STATE OF WISCONSIN)
COUNTY OF MILWAUKEE)

I certify that this is a true and correct copy of a document in the possession of the Register in Probate in Milwaukee County. THIS INSTRUMENT IS NOT VALID UNLESS COPIED AS SHOWN HEREON.

FEB 5 1986

Robert R. Knoll

7. The net income earned during administration of decedent's estate is \$ n/a of which \$ — has been distributed. (s. 701.20, Wis. Stats.)

8. Property for assignment, including previously distributed property, is as follows:

A - Real Estate B - Secured Interest in Real Property C - Personal Property

A. REAL ESTATE: Homestead of the parties located at 330 West Bergen Drive, Fox Point, Wisconsin.

C. PERSONAL PROPERTY: IRA Rollover account at Marine Bank, N.A.
 Checking and Savings Account at Heritage Bank
 Savings account at Marine Bank, N.A.
 Money Market account at Marine Bank, N.A.
 Three U.S. Treasury Bills at Marine Bank, N.A.
 Insurance Policy (2) with John Hancock Mutual Life Ins. Co.
 1981 Chevrolet Caprice automobile
 Lump sum payment from Lubenow & Gobster, Inc. on
 covenant not to compete contract

NOW, THEREFORE, IT IS DETERMINED AND ADJUDGED THAT Chester A. Lubenow

died (~~intestate~~) (testate)*

on July 11, 1984 and the following were the heirs of the decedent:

Agnes Lubenow

IT IS FURTHER ADJUDGED THAT

All accounts of the personal representative on file are approved.

The property described at finding No. 8 is assigned as follows:
Agnes Lubenow, Widow of the decedent.

All property assigned to

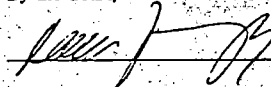
The interest of the decedent as joint tenant in real and personal property terminated at death.*

~~The interest of the decedent in the real and personal property described in order 8~~

FEB 3 1986

Dated _____

By the Court,



Circuit Judge

Ret

Lawrence K. Gardner, S.C.

Attorney

2266 North Prospect Avenue, Suite 524
Milwaukee, Wisconsin 53202

(414) 278-7511
Address

* Strike as appropriate.

Recorded on Reel _____ Image _____

053-1031

REGISTER'S OFFICE
Milwaukee County, WI
RECORDED AT 85 AM

9:35 AM

MAR - 7 1988

REEL 2189 IMAGE 1371

John Campbell REGISTER OF DEEDS

TAX KEY NO. 053-1031

RETURN TO MORTGAGE ASSOCIATION AT:

South Milwaukee S&L
1015 Marquette Avenue
South Milwaukee, WI 53172

KNOW ALL MEN, That the undersigned
Mahmoud Behfar-Rad and Parichehreh Kasraian husband and wife
Mortgagors,
of Milwaukee County, Wisconsin, hereby mortgage to
South Milwaukee Savings and Loan Association, a Corporation,
Mortgagee, of Milwaukee County, Wisconsin, for the sum of
one hundred six thousand Dollars (\$106,000.00),
the following described real estate in Milwaukee County, Wisconsin:

Lot 2 in Fox Point Heights, being a part of the North
East 1/4 of Section 8, in Township 8 North, Range 22
East, in the Village of Fox Point, County of Milwaukee,
State of Wisconsin.

6151117
RECORD 4.00

"THIS IS A PURCHASE MONEY MORTGAGE"

including all apparatus, equipment, fixtures or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation, or otherwise, and any other thing now or hereafter therein or thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, awnings, built-in stoves and water heaters (all of which are fixtures and a part of said real estate whether physically attached thereto or not), together with the privileges, hereditaments, appurtenances and improvements now or hereafter belonging to or erected thereon, and all the rents, profits and income which shall arise or be had therefrom, hereby releasing and waiving all rights under and by virtue of any Homestead Exemption Laws, and all right to retain possession of said premises after any default in payment of the above obligation, or breach of any of the covenants or agreements herein contained.

This mortgage is given to secure an indebtedness to the Mortgagee in the above mentioned sum, and such additional sums subsequently advanced in accordance with and pursuant to the terms of a mortgage note of even date, executed by the Mortgagors, which note is made a part hereof.

It is the intent hereof to secure payment of said note whether the entire amount shall have been advanced to the Mortgagors at the date hereof or at a later date, or having been advanced, shall have been repaid in part and further advances made at a later date, but at no time shall this mortgage secure advances on account of said original note together with additional advances in a sum in excess of one hundred six thousand Dollars, (\$106,000.00) providing that nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the security, or in accordance with covenants contained in the mortgage and the note hereby secured.

The Mortgagors agree that in the event of the foreclosure of this mortgage they will be bound by the provisions of Section 846.101 of the Wisconsin Statutes.

In the event of the non-performance of any of the agreements contained in the note or mortgage, said Mortgagee is hereby authorized to grant, bargain, sell and convey said real estate at public auction, and make all needful deeds of conveyance to the purchaser thereof.

In the event that the mortgage premises or any part thereof are sold, conveyed, or transferred, or in the event that either legal or equitable title shall vest in any other persons than the Mortgagors for any reason whatsoever, the entire indebtedness pursuant to this mortgage and the note that it secures, shall become due and payable forthwith, at the option of the Mortgagee, without further notice.

If only one person executes this mortgage, the term "Mortgagors" and the use of the plural number herein shall be read and construed accordingly.

In Witness Whereof, said Mortgagors have executed and sealed this instrument at South Milwaukee Wisconsin, this 29th day of February, 1988.

Executed, sealed and delivered in presence of:

Mahmoud Behfar-Rad (SEAL)
Mahmoud Behfar-Rad

PARICHEHREH KASRAIAN (SEAL)
Parichehreh Kasraian

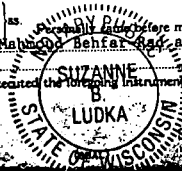
(SEAL)

(SEAL)

STATE OF WISCONSIN, Milwaukee County, ss. Personally before me this 29th day of February, 1988 the above named Mahmoud Behfar-Rad and Parichehreh Kasraian husband and wife

to me known to be the persons who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY Robert E. Mullins



Suzanne B. Ludka
Suzanne B. Ludka

Notary Public, State of Wisconsin, expires 8/12/90

11
NAME CHANGE

330 W *Bargen Dr.* 053-1031

DOCUMENT NO.

FILE 2189 IMAGE 1370
STATE BAR OF WISCONSIN FORM 1-1982
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

6151116

REGISTRAR'S OFFICE } SS
Milwaukee County, WI }
RECORDED AT 85 AM

MAR - 7 1988

REF 2189 IMAGE 1370

Hand Copied REGISTER OF DEEDS

RETURN TO SOUTH MILWAUKEE SAVINGS AND LOAN ASSOCIATION
1015 Marquette Avenue
South Milwaukee, WI 53172

Tax Parcel No: 053-1031

This Deed, made between Agnes G. Lubenow, a single person
Grantor,
and Mahmood Behfar-Rad and Parichehrak Kasraian
Grantee,
Witnesseth, That the said Grantor, for a valuable consideration
conveys to Grantee the following described real estate in Milwaukee
County, State of Wisconsin:

Lot 2 in Fox Point Heights, being a part of the North East 1/4 of Section 8, in Township 8 North, Range 22 East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin.

TRANSFER
\$ 411.00
FEE

6151116
RECORD 4.00
RTX 411.00

This is homestead property.
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Agnes G. Lubenow, a single person
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities located adjacent to side and rear lot lines, recorded building and use restrictions and covenants, general taxes levied in the year of closing.
and will warrant and defend the same.

Dated this 29th day of February, 1988.

(SEAL) Agnes G. Lubenow (SEAL)

Agnes G. Lubenow

(SEAL) (SEAL)

AUTHENTICATION

Signature(s) AGNES G. LUBENOW

authenticated this 29th day of February, 1988

Lawrence K. Gardner
LAWRENCE K. GARDNER
TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Audrey Y. Krueger
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

Milwaukee County, ss.

Personally came before me this February day of 19 88 the above named Agnes G. Lubenow, a single person

to me known to be the person who executed the foregoing instrument and acknowledge the same.

Audrey Y. Kizewski
Notary Public Milwaukee County, Wis.
My Commission is permanent (if not, state expiration date: April 22, 1990.)

*Names of persons signing in any capacity should be typed or printed below their signatures.

400