

UNOFFICIAL COPY



1319804066

This Instrument was prepared by:
BARRY GLAZER, ESQ.
Robbins, Salomon & Patt, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60601

Doc#: 1319804066 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2013 11:11 AM Pg: 1 of 3

After recording, please mail to:
SIMON EDELSTEIN, ESQ.
Attorney at Law
939 West Grace
Chicago, Illinois 60613

Mail Subsequent Tax Bills to:
SEMION KOCHIN
8630 WAUKEGAN RD #514
MORTON GROVE, IL 60053

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR, **SAMUEL GLAZER**, a Widower of the Village of Morton Grove, County of Cook, State of Illinois, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to **SEMION KOCHIN**, GRANTEE, 145 Fernald Drive, Glenview, Illinois 60025, all interest in the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

See Exhibit "A" containing Legal Description attached hereto and made a part hereof.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; AND BUILDING LINES AND EASEMENTS, IF ANY PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

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

PROPERTY: 8630 Waukegan Road, Unit 514, Morton Grove, Illinois 60053
PIN: 10-19-109-045-1034

SIGNATURE AND NOTARY PAGE TO FOLLOW

S Y
P 13
S N
SC Y
INT 10

07 2701 23 028562945 I 10

Be 334

MW

UNOFFICIAL COPY

DATED this 24 day of June, 2013.

Samuel Glazer (SEAL)
SAMUEL GLAZER

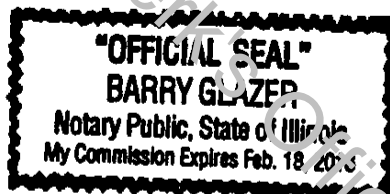
State of ILLINOIS)
) SS
County of COOK



I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Samuel Glazer, 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 the said 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 24th day of June, 2013

Barry Glazer
NOTARY PUBLIC

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
NO. 04841 AMOUNT \$ 288 DATE 6-21-13
ADDRESS 8030 Waukegan 514
BY BKW (VOID IF DIFFERENT FROM DEED)



REAL ESTATE TRANSFER	06/25/2013
 	COOK \$48.00
	ILLINOIS: \$96.00
	TOTAL: \$144.00

10-19-109-045-1034 | 20130601604041 | Y1VD3E

UNOFFICIAL COPY

EXHIBIT 'A'

LEGAL DESCRIPTION

UNIT 514
8630 WAUKEGAN ROAD
MORTON GROVE, ILLINOIS 60053

PARCEL 1:

UNIT NUMBER 514 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: A PARCEL OF LAND LYING WITHIN A TRACT OF LAND DESCRIBED IN DEED DOCUMENT LR 2743363, SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID TRACT OF LAND, SAID NORTHEAST CORNER BEING ON THE MOST EASTERLY LINE OF SAID TRACT OF LAND AND ON THE EAST LINE OF LOT 192 IN THE FIRST ADDITION TO DEMPSTER-WAUKEGAN ROAD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND 523.29 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 206 IN THE AFORESAID SUBDIVISION; THENCE SOUTH, ALONG THE MOST EASTERLY LINE OF SAID TRACT OF LAND 302.18 FEET; THENCE WEST, ALONG A LINE DRAWN PERPENDICULARLY TO SAID MOST EASTERLY LINE 135.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING WEST, ALONG SAID PERPENDICULAR LINE, 171.50 FEET; THENCE NORTH, ALONG A LINE PARALLEL WITH THE MOST EASTERLY LINE OF THE AFORESAID TRACT OF LAND, 64.00 FEET; THENCE EAST, 171.50 FEET; THENCE SOUTH, 64.00 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR CONDOMINIUMS OF MORTON GROVE ESTATES, BUILDING NO. B"1" (HEREIN CALLED "DECLARATION OF CONDOMINIUM") MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION NOT PERSONALLY BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 8, 1974 AND KNOWN AS TRUST NO. 32743 AND FILED WITH THE COOK COUNTY REGISTRAR OF TITLES ON MAY 21, 1975 AS DOCUMENT LR 2808637, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DOCUMENT FILED AS LR2799908.