

UNOFFICIAL COPY

Doc#: 1812018011 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/30/2018 09:52 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20180401648958
ST/CO Stamp 1-728-111-904 ST Tax \$135.00 CO Tax \$67.50

1612
CU18007743
Fidelity National Title

THE GRANTORS George Wood III, ^{asingleman} Michael D. Wood, ^{asingleman} and Laura J. Wood, ^{asinglewoman} heirs to the Estate of Barbara A. Wood, of Cook County in the State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) To ^A John Pedersen, of Hillsboro Beach, FL, a single man, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

* John Kevin Pedersen, ^{as trustee of the John Kevin Pedersen Revocable Trust agreement dated July 12, 2016}

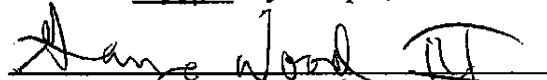
SUBJECT TO: covenants, conditions and restrictions of record, party wall rights and agreements, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2018

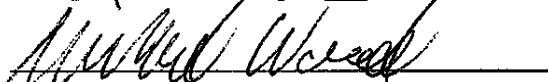
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

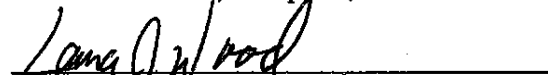
Permanent Real Estate Index Number(s): 10-20-101-020-1015

Address(es) of Real Estate: 8630 Ferris Ave, Unit 305, Morton Grove, IL 60053

Dated this ³²⁰ ~~27~~ day of April, 2018


George Wood III, on April 6, 2018


Michael D. Wood, on April 3, 2018

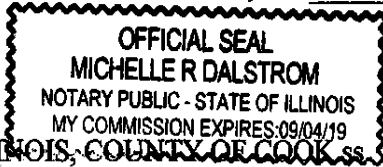

Laura J. Wood, on April 5, 2018

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **George Wood III**, personally known to me to be the same person(s) whose name(s) 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 6th day of April 2018



Michelle R. Dalstrom (Notary Public)

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Michael D. Wood**, personally known to me to be the same person(s) whose name(s) 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 3RD day of April 2018

Michelle R. Dalstrom (Notary Public)

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Laura J. Wood**, personally known to me to be the same person(s) whose name(s) 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 5th day of April 2018

MARIA YOUKHANA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:

JUNE 23, 2018



Maria Youkhana (Notary Public)

Prepared By: Charles Aaron Silverman
8800 Bronx Ave #100-F
Skokie, IL 60077

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
NO. 07122 AMOUNT \$ 405.00 DATE 4-26-18
ADDRESS 8630 Ferris # 305
(VOID IF DIFFERENT FROM DEED)
BY J Sheehan

Mail To:
John Pedersen
8630 Ferris Ave, Unit 305
Morton Grove, IL 60053

Name & Address of Taxpayer:
John Pedersen #207
1199 Hillsboro Mile, Hill
Hillsboro Beach, FL 33062

REAL ESTATE TRANSFER TAX 27-Apr-2018



COUNTY: 67.50
ILLINOIS: 135.00
TOTAL: 202.50

UNOFFICIAL COPY

EXHIBIT 'A' Legal Description

PARCEL 1

UNIT 305 IN 8630 FERRIS AVENUE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 67.58 FEET OF THE NORTH 210 FEET AND THE EAST 135.30 FEET (EXCEPT THE NORTH 210 FEET THEREOF) IN AHRENFELD'S ADDITION TO MORTON GROVE, A SUBDIVISION OF LOT 41 OF COUNTY CLERK'S ADDITION IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART THEREOF LYING WESTERLY OF A LINE COMMENCING ON THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY AT A POINT 27.23 EASTERLY OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTHERLY PARALLEL TO SAID WEST LINE OF THE SAID SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 67.38 FEET TO A POINT 27.38 FEET EASTERLY OF THE LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95412460 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

The exclusive right to the use of Parking Space P-3 and P-45, and the exclusive right to use Storage Locker L-305, a Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 95412460.