

UNOFFICIAL COPY

Doc#: 1916349231 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/12/2019 01:41 PM Pg: 1 of 3

Warranty Deed

ILLINOIS *112*

Dec ID 20190501678326
ST/CO Stamp 1-502-093-408 ST Tax \$268.00 CO Tax \$134.00



1296ST 30-027LV

Above Space for Recorder's Use Only

THE GRANTOR(s), Meghan Parker, divorced and not since remarried, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Joseph Salameda Igunbor, a single man, of the Village of Morton Grove, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: *(See page 2 for legal description attached here to and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2018 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 10-20-112-055-1005

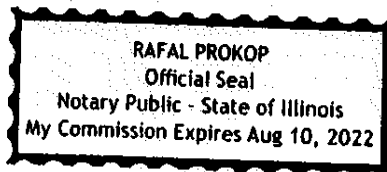
Address(es) of Real Estate: 8527 Ferris Avenue, Morton Grove, IL 60053 *#5*

The date of this deed of conveyance is *ST JUN 3*, 2019.

Meghan Parker
(SEAL) Meghan Parker

(SEAL)

State of Illinois, County of Cook ss. I, Rafal Prokop the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Meghan Parker, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(Impress Seal Here)
(My Commission Expires 8/10/22)

Given under my hand and official seal on 6/3, 2019.

[Signature]
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 8527 Ferris Avenue, Morton Grove, IL 60053

UNIT 5 IN THE FERRIS HOUSE CONDOMINIUM AS DELINEATED UPON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1, 2, 3, 14, 15 AND THE WEST 15 FEET OF LOT 4 TOGETHER WITH ALLEY VACATED BY ORDINANCE RECORDED AS DOCUMENT 85109852 RECORDED JULY 19, 1985 IN BLOCK 3 IN AUGUST PETERS' SUBDIVISION OF BLOCK 3 OF BINGHAM AND FERNALD'S MORTON GROVE SUBDIVISION OF LOT 40 IN COUNTY CLERK'S DIVISION OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 20, 1908 AS DOCUMENT 4291976 (EXCEPTING THEREFROM THAT PART LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED CURVED LINE BEGINNING AT THE NORTHWEST CORNER OF LOT 1 AND TANGENT TO THE EAST LINE OF FERRIS AVENUE, THENCE SOUTHEASTERLY ON SAID CURVED LINE CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 128.08 FEET, AN ARC LENGTH OF 155.02 FEET TO A POINT OF TANGENCY AND TERMINATION OF SAID LINE SAID POINT BEING 6.61 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 3) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY BURBANK STATE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 31, 1984 KNOWN AS TRUST NUMBER 863 AND RECORDED AUGUST 29, 1984 AS DOCUMENT 86384002 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO. 07670 AMOUNT \$ 8000.00 DATE 6-3-19
 ADDRESS 8527 Ferris
(VOID IF DIFFERENT FROM DEED)
 BY J. Sheehan

This instrument was prepared by:

Scott J. Gartner
 Merit Law Group, Inc.
 959 Main Street, Unit 1
 Antioch, IL 60002

Send subsequent tax bills to:

Joseph Salameda Igunbor
 8527 Ferris Avenue
 Morton Grove, IL 60053

Recorder-mail recorded document to:

Charles Izenstark
 2711 N. Halsted St.
 Chicago, IL 60614

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LEGAL DESCRIPTION

Order No.: 19GST366027LV

For APN/Parcel ID(s): 10-20-112-055-1005

Unit 5 in the Ferris House Condominium as delineated upon survey of the following described parcel of real estate:

Lots 1, 2, 3, 14, 15 and the West 15 feet of Lot 4 together with alley vacated by ordinance recorded as document 85105252 recorded July 19, 1985 in Block 3 in August Peters' Subdivision of Block 3 of Bingham and Fernald's Morton Grove Subdivision of Lot 40 in County Clerk's Division of Section 20, Township 41 North, Range 13 East of the Third Principal Meridian, recorded November 20, 1908 as document 4291976 (excepting therefrom that part lying Southwesterly of the following described curved line beginning at the Northwest corner of Lot 1 and tangent to the East line of Ferris Avenue, thence Southeasterly on said curved line concave to the Northeast, and having a radius of 128.08 feet, an arc length of 155.02 feet to a point of tangency and termination of said line said point being 6.61 feet Northwesterly of the Southeast corner of said Lot 3) in Cook County, Illinois.

Which survey is attached as Exhibit 'A' to Declaration of Condominium made by Burbank State Bank, as Trustee under Trust Agreement dated August 31, 1984 known as Trust Number 863 and recorded August 29, 1984 as document 86384002 together with its undivided percentage interest in the common elements all in Cook County, Illinois.

Cook County Clerk's Office