

ATC-41593 1/2

UNOFFICIAL COPY

Doc#: 2211947178 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/29/2022 03:50 PM Pg: 1 of 3

WARRANTY DEED Statutory (Illinois)

Dec ID 20220401669849
ST/CO Stamp 0-307-963-792 ST Tax \$205.00 CO Tax \$102.50

THE GRANTORS, ROXANA RUS, a single person, and AUREL LAZAR, a single person, both of the Village of Morton Grove, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO ALICE SON, of 8649 Callie Avenue, Morton Grove, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

Subject to: Real Estate taxes for the year 2021 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

Real Estate Tax Number: 10-20-101-020-1013

Address of Real Estate: 8630 Ferris Avenue, Unit 303, Morton Grove, IL 60053

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

DATED this 13 day of April, 2022

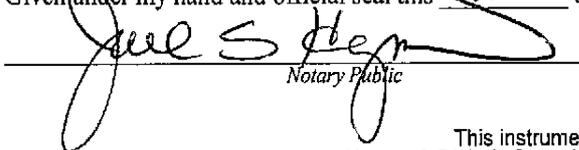
 (SEAL)
Roxana Rus

 (SEAL)
Aurel Lazar

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that ROXANA RUS, a single person, and AUREL LAZAR, a single person, personally known to me to be the same persons whose names 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.

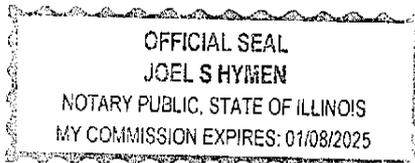
Given under my hand and official seal this 13th day of April, 2022


Notary Public

Acuity Title
5301 Dempster St., Suite 100
Skokie, IL 60077

This instrument was prepared by
Joel S. Hymen, Esq., Hymen & Blair, P.C., 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089

MAIL TO:
ALICE SON
8630 Ferris Ave
Unit 303
Morton Grove, IL
60053



SEND SUBSEQUENT TAX BILL TO:
ALICE SON
8630 Ferris Ave
Unit 303
Morton Grove, IL 60053

UNOFFICIAL COPY

File #: 41593

Exhibit "A"

Property Address: 8630 Ferris Avenue, Unit 303, Morton Grove, IL 60053

County: Cook

Tax Parcel #: 10-20-101-020-1013

PARCEL 1:

UNIT 303 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 AHRENS FIELD'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 FEET 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 SAID SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 67.58 FEET TO A POINT 27.23 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 NO. 95412460 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 11 & 21, AND THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER L-303, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 95412460, IN COOK COUNTY, ILLINOIS.

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VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO. 09115 AMOUNT \$ 6150 DATE 4.13.22

ADDRESS 8630 Ferns # 303
(VOID IF DIFFERENT FROM DEED)

BY _____ [Signature]

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

27-Apr-2022



COUNTY: 102.50
ILLINOIS: 205.00
TOTAL: 307.50

10-20-101-020-1013 | 20220401669849 | 0-307-963-792