

UNOFFICIAL COPY

Doc#: 2212407162 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2022 01:13 PM Pg: 1 of 3

Dec ID 20220401678062
ST/CO Stamp 0-850-409-360 ST Tax \$195.00 CO Tax \$97.50

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTOR Manuel C. Escarayan, Jr., a Married person, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Christopher R Deering, a single person and ~~Andjela~~ ^{Angela} Gajic, a single person of 4325 N Tripp Unit 2, Chicago, IL 60641, as Joint Tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

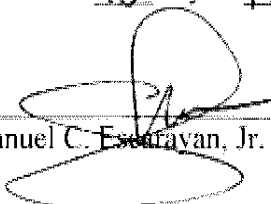
Permanent Index Number(s): 10-20-101-020-1034
Property Address: 8630 Ferris Avenue Unit 508, Morton Grove, IL 60053

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTORS SPOUSE

Dated this 18 day of April, 2022.

 (Seal)
Manuel C. Escarayan, Jr.

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
NO. 09128 AMOUNT \$ 58500 DATE 4/21/22
ADDRESS 8630 FERRIS AVE
BY [Signature]
VOID IF DIFFERENT FROM DEED

(
David & Warner Title Service
475 North Main Street
Suite 120
Schaumburg, IL 60197
)

Bw22061496 1 of 2

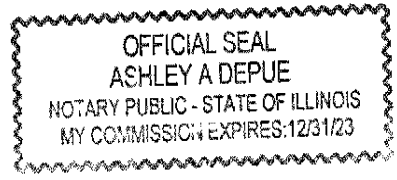
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STATE OF IL)
COUNTY OF Cook) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Manuel C. Escarayan, Jr. 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 they signed, sealed and delivered in the 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 notarial seal, this 18 day of April, 2022.

Ashley A Depue
Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:

Trabaris Law LLC
403 North Wabash Avenue #8C
Chicago, IL 60611

SEND SUBSEQUENT TAX BILLS TO:

Christopher R Deering
8630 Ferris Avenue Unit 508
Morton Grove, IL 60053

REAL ESTATE TRANSFER TAX		04-May-2022
COUNTY:		97.50
ILLINOIS:		195.00
TOTAL:		292.50

10-20-101-020-1034 | 20220401678062 | 3-850-409-360

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Exhibit A

PARCEL 1:

UNIT 508 IN 8630 FERRIS AVENUE CONDOMINIUMS AS DELINEATED ON A 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 2 10 FEET THEREOF) IN AHRENSFELD'S ADDITION TO MORTON GROVE, A SUBDIVISION OF LOT 4 1 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 THE 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 TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95412460, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS;

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE 5 AND 54 AND THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER L-508, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95412460; SITUATED IN THE COUNTY OF COOK AND THE STATE OF ILLINOIS.

PIN: 10-20-101-020-1034

For Informational Purposes only: 8630 Ferris Avenue, Unit 508, Morton Grove, IL 60053