

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#: 2221404007 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/02/2022 06:10 AM Pg: 1 of 3

Dec ID 20220601661286  
ST/CO Stamp 1-463-749-712 ST Tax \$301.00 CO Tax \$150.50

FIRST AMERICAN TITLE  
FILE # AF1026007

2 of 2

Preparer File: AF1026007  
FATIC No.: AF1026007

*Marrried man*  
THE GRANTOR(S) Gerry Noorts, and Mary Lou Noorts, *or widowed woman* of the Village of Morton Grove, , County of Cook, State Illinois, of 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 Oksana Lexell, of 9405 Nashville, Morton Grove, of the County of Illinois, 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

SUBJECT TO:

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): 10-20-121-044-1063 \*

Address(es) of Real Estate: 8300 Concord # 603  
Morton Grove, Illinois 60053

Dated this 7<sup>th</sup> day of July, 20 22

Gerry Noorts  
Gerry Noorts

Mary Lou Noorts by Gerry Noorts as power of attorney  
Mary Lou Noorts

\*THIS IS NOT HOMESTEAD PROPERTY FOR GERRY NOORTS\*



First American  
Title Insurance Company

Warranty Deed - Individual  
#280517v1

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gerry Noorts and Mary Lou Noorts, 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 1 day of JULY, 20 22.



J. Albrecht  
Notary Public

Prepared by:  
Miller Berger, LLC  
20 N. Clark Street Suite 525  
Chicago, IL 60602

Mail to:

Jeffrey Evans  
6767 N. Milwaukee, 202  
Wiles, IL 60714  
Name and Address of Taxpayer:  
Oksana Lefell  
8300 Concord Dr. Unit 403  
Morton Grove, IL 60053

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP  
No. 09244 AMOUNT \$ 903.00 DATE 7/5/22  
ADDRESS: 8300 Concord Dr. #403  
BY: [Signature]  
(VOID IF DIFFERENT FROM DEED)



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## Exhibit "A" - Legal Description

- ✓ PARCEL 1: UNIT NUMBER 603 IN TRAFALGAR SQUARE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 390.55 FEET OF LOT 25 LYING IN TRAFALGAR SQUARE, BEING A RESUBDIVISION OF PARTS OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 2005 AS DOCUMENT NUMBER 0520644060, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO DECLARATION OF CONDOMINIUM RECORDED MARCH 29, 2007 AS DOCUMENT NUMBER 0708815101, AS AMENDED BY SUPPLEMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 12, 2007 AS DOCUMENT NUMBER 0710209097 AND RE-RECORDED JUNE 1, 2007 AS DOCUMENT NUMBER 0715215127, SUPPLEMENT NO. 2 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 5, 2007 AS DOCUMENT NUMBER 0715622009, SUPPLEMENT NO. 3 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 10, 2007 AS DOCUMENT NUMBER 1719115121 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

✓ PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE P-95 AND STORAGE SPACE S-95 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 3: NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 CONTAINED IN THE DECLARATION OF EASEMENTS FOR TRAFALGAR SQUARE OF MORTON GROVE RECORDED JUNE 30, 2005 AS DOCUMENT 0518102246 FOR ACCESS, INGRESS AND EGRESS OVER AND ACROSS THE "AUSTIN AVENUE EASEMENT AREA" AS DESCRIBED THEREIN.

