95443865

MERCURY TITLE COMPANY 2004'S 2003844E 10/20

WARRANTY DEED

THE GRANTOR, Renald Kozil and Irene R. Kozil, his wife, of the City of Deerfield, County of Lake, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in

. DEPT-01 RECORDING

125.50

T\$0000 TRAH 2056 07/10/95 12:18:00

17430 + CJ - x--95--443865

COOK COUNTY RECORDER

hand paid CONVEY AND WARRANT unto Ronald Berger, 8630 Ferris, Morton Grove Illinois, the real estate commonly known as 8630 Ferris Avenue. Unit # 407, Morton Grove, Illinois, situated in the County of Cook, in the State of Illinois, being legally described in Exhibit "A" attached hereto and made a part hereof; TO HAVE AND TO HOLF said premises forever.

ADDRESS: 8630 Ferris Avenue, Unit # 407, Morton Grove, Illinois

PTIN: 10-20-101-018-0000

day of

95943865

(SEAL)

STATE OF ILLINOIS

SS

OF COOK COUNTY

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Ronald Kozil and Irene R. Kozil, his wife, personally known to me to be the same rersons 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.

GIVEN under my hand and notarial seal this 10 th day of

"OFFICIAL SEAL" LLOYD GUSSIS

Notary Public, State of Illinois My Commission Expires 10/20/9

Public

My commission expires October 20, 1997. Strain North Lincoln Avenue, Chicago, Illinois.

0550DR



MERCURY TITLE COMPANY

MAIL TO: GENE A. EICH

SEND TAX BILL TO:

9 7 4 7 7 7 3

MONALO BERGER UNIT 407 8630 FEARIS AND

MORTON GROVE, 1L. 60053

VILLAGE OF MORTO'S GROVE REAL ESTATE TRANSFER STAMP

NO. 03122 AMCUNT: 2670 DATE 7-7-98

ADDRESS 8630 FE RAIS Clark's Office

S. A. Wilder

Property of Cook County Clerk's Office

MERCURY TITLE COMPANY 2003844E AT 10/20

### PARCEL 1:

Unit 40 in 8630 Ferris Avenue Condominiums, 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 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 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 477, and the exclusive right to use Storage Locker o, a Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 95412460.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the renefit of said property set forth in the Declaration of Condominum aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The Tenant of the Unit either waived or failed to exercise the right of first refusal to purchase the Unit or had no right of first refusal to purchase the Unit.

Property of Cook County Clerk's Office