WARRANTY DEED

THE GRANTOR, Ronald Kozil and Trene 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 DEFT-01 RECORDING \$25.1 T40003 TRAN 0699 07/24/95 12:02:00 \$1165 FMS *-95-47959 \$25.50 COOK COUNTY RECORDER

95479594

hand paid, CONVEY AND WARRANT unto Alla Gelman, 8894 North Knight, Morton Grove, Illinois, the real estate commonly known as 8630 Ferris Avanue, Unit # 406, 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 HOLD said premises forever.

ADDRESS: 8630 Ferris Averue, Unit # 406, Morton Grove, Illinois

PTIN: 10-20-101-018-0000

DATED this 67 day of

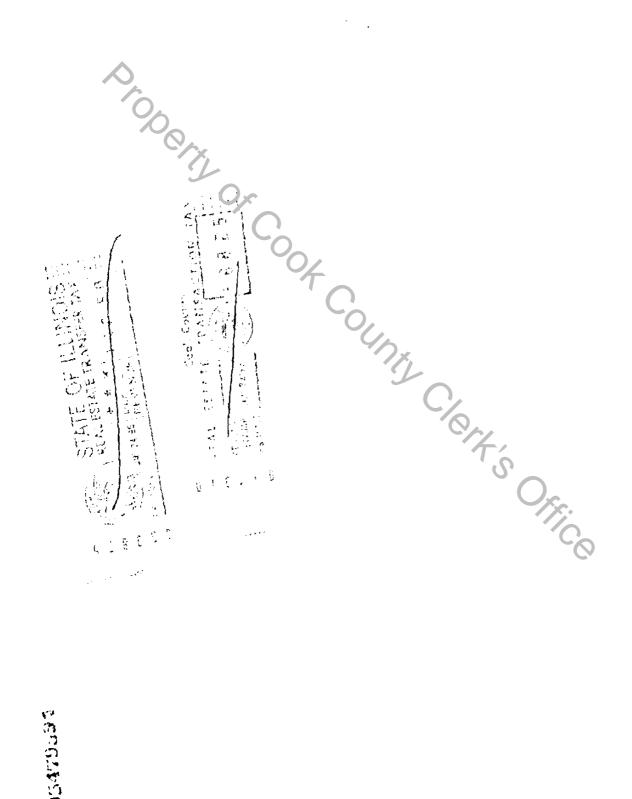
VILLAGE OF M STON OROVE REAL RETATE TRANSPER STAMP IMOU IT \$ 4// 03144 STATE OF ILLINOIS SS COUNTY OF COOK

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 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.

They Corrected the SEAL" Notary Public, State of Illinois My Commission Expires 10/20/97 Public

My commission expires October 20, 1997.

This instrument prepared by: Lloyd E. Gussis, 2520 North Lincoln Avenue, Chicago, Illinois.



95475432

MAIL TO:	SEND TAX BILL TO:
Howard Levy	
Suite 2200	
Chicago, IL 60000	
HAIL TO: Howard Levy 125 W. Washington Suite 2200 Chicago, IL. 60006	
	-
in,	
	/
O,F	
4	
	1.
	7×,
	4
	C ₂
	'Q'/
	Ti
	V _{Sc} .
	10

Proberty of Coot County Clert's Office

PARCEL 1:

Unit 406 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 Ti, East of the Third Principal Meridian; thence Southerly paraller 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 /7/53, and the exclusive right to use Storage Locker 706 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 benefit of said property set forth in the Declaration of Condominium, 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