WARRANTY DEED

WARRANTY DEED

WITH GRANTOR,
Ronald 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 \$25.50 T40003 TRAN 0699 07/24/95 12:04:00 \$1174 \$ MS *-95-479603 COOK COUNTY RECORDER

95479603

hand paid, CONVEY AND WARRANT unto Elwin Shapiro and Sandra Shapiro, 3630 Ferris Avenue, Morton Grove, Illinois, the real estate commonly known as 8630 Ferris Avenue, Unit # 306, 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 not in tenancy in common but in joint tenancy forever.

ADDRESS: 8630 Ferris Avenue, Unit # 306, Morton Grove, Illinois

PTIN: 10-20-101-018-0000

DATED this 20th day of July

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Royald Kind (SEAL)

Irene R. Kozil
VILLAGE OF MORTE A GROVE REAL ESTATE TRANSFER STAMP

STATE OF ILLINOIS

SS

COUNTY OF COOK

The Public in and for said Cour

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Ronald Kozil and Irele 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, personant 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 day of

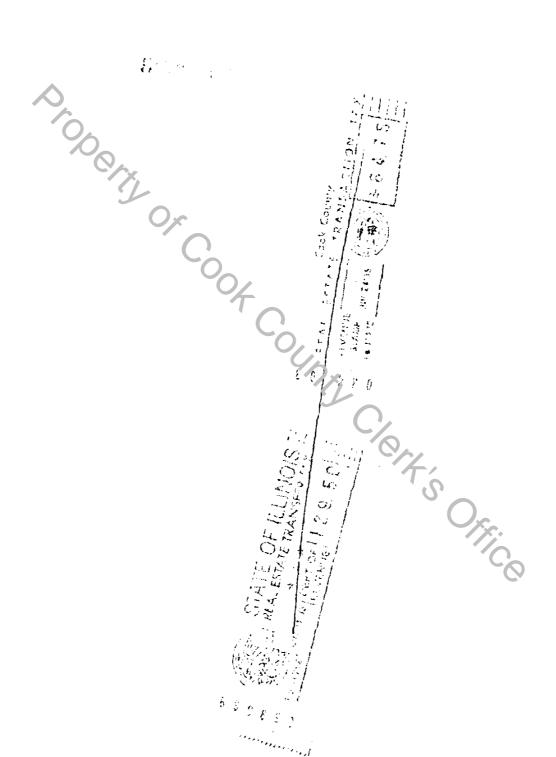
"OFFICIAL SEAL"
LLOYD GUSSIS
Notary Public, State of tillnois
My Commission Exptres 10/20/97

Notary Public

My commission expires October 20, 1997.

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

8/1



95479503

MAIL TO:

Ms. Teresa Hoffman Liskon 8724 Ferris Avenue Morton Grove, IL 60053

SEND TAX BILL TO:

Elwin Shapiro 8630 Ferris Avenue Droperty of Coot County Clerk's Office Morton Grove, IL 60053

Proberty of Cook County Clark's Office

PARCEL 1:

Unit 306 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 19, East of the Third Principal Meridian; thence Southerly parallel to said West line of the said Section 20, Township 41 North, Pange 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 increy 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, Illirois.

PARCEL 2:

The exclusive right to the use of Parking Space 16:27, and the exclusive right to use Storage Locker 506, 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