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96840145

THIS INSTRUMENT  
PREPARED BY:

LLOYD E. GUSSIS  
ATTORNEY AT LAW  
2524 NORTH LINCOLN  
CHICAGO, IL 60614

DEPT-01 RECORDING \$27.50  
T#0014 TRAN 9416 11/04/96 13:50:00  
#9454 : JW \*-96-840145  
COOK COUNTY RECORDER

20083237 2/7/96  
Folio ①

WARRANTY DEED

THE 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 hand paid, CONVEY AND WARRANT unto Steve Papas\* 5431 N. Kimball, Chicago, 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 forever.

27<sup>50</sup>m

for not in tenancy in common but in joint tenancy

\*and Marina Papas

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

PTIN: 10-20-101-018-0000

DATED this 31<sup>st</sup> day of October 1996.

Ronald Kozil (SEAL)  
Ronald Kozil

Irene R. Kozil (SEAL)  
Irene R. Kozil

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP  
NO. 893726 AMOUNT 36900 DATE 10/29-96  
ADDRESS 8634 FERRIS AVE #306  
(VOID IF DIFFERENT FROM USED)  
BY Lillian K. Kumberg

96840145

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.

GIVEN under my hand and notarial seal this 31<sup>st</sup> day of October 1996

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

[Signature]  
Notary Public

My commission expires October 20, 1997.

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Property of Cook County Clerk's Office

40745  
 50745  
 60745

Cook County  
 REAL ESTATE TRANSACTION TAX  
 REVENUE  
 STATE NOV-4'95  
 61.50

STATE OF ILLINOIS  
 REAL ESTATE TRANSPORTATION  
 6 16 16  
 123 00

8890145

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MAIL TO:

GEORGE MARINAKIS  
27 W WASHINGTON ST #617  
CHICAGO, ILL 60642

SEND TAX BILL TO:

STEVE PAPAS  
8630 FERRIS AVE  
MORTON GROVE, ILL. 60053



Property of Cook County Clerk's Office

55730145

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## 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) of Block 4 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 43, and the exclusive right to use Storage Locker 306, 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.

95412460

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