96206570

THIS INSTRUMENT PREPARED BY:

LLOYD E. GUSSIS ATTORNEY AT LAW 2524 NORTH LINCOLN 60614 CHICAGO, IL 200604D 143

DEPT-01 RECORDING

\$25,50

T#0011 TRAN 0808 03/18/76 14:30:00

\$4805 \$ RV *-96-206570

COOK COUNTY RECORDER

MERCURY TITLE COMPANY

WARRANTY DEED

THE GRANTORS, 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 Theodore W. Somers and Kathleen Ann Somers, 4659 Dobson, Skokie, Illimis, the real estate commonly known as 8630 Ferris Avenue, Unit # 181, 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 primises not in tenanty in semmon, but in joint tenancy forever. hat as joint trants or tenants in common but as tenants by the entirety forever

ADDRESS: 8630 Ferris Avenue, Unit # 101, Morton Grove, Illinois

PTIN: 10-20-101-018-0000

96206570

March day of (SEAL) (SEAL) VILLAGE OF MORTON GROVE FEAL ESTATE TRANSFER STAMP 03397 AMOUNTS 530 -07 DATE 3-15-96 STATE OF ILLINOIS F DIFFERENT FRY M D' LD SS COUNTY COOK OF

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.

GAVEN under my hand and notarial seal this FOFFICIAL LLOYD GUSSIS Notary Public, State of Illinnis My Commission Expires 1012 Notary Public

Wildeling

WEAL ESTATE TRANSACTION TAKE

THE NAME OF THE PROPERTY OF THE

36206570

My commission expires October 20, 1997.

MAIL TO:

Mr. Neil J. Kaiser, Esq.

688 Lee Street

Des Plaines, Illinois 60016

SEND TAX BILL TO:

Theodore W. Somers 8630 Ferris Avenue, #101 Property of Cook County Clerk's Office Morton Grove, Illinois 60053

Proberty of Cook County Clerk's Office

PARCEL 1:

Unit 101 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, Tourship 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 29, and the exclusive right to use Storage Locker 101 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 sittlessors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the bruefit 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

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