

THIS INSTRUMENT
PREPARED BY:

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

2012001
MERCURY TITLE COMPANY, L.L.C. N
1063 488

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 John Stroesser and Mara Stroesser* 5110 West Morse, Skokie, Illinois, the real estate commonly known as 8630 Ferris Avenue, Unit # 402, 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, ~~but as TENANTS BY THE ENTIRETY.~~

*HUSBAND AND WIFE
ADDRESS: 8630 Ferris Avenue, Unit # 402, Morton Grove, Illinois

PTIN: 10-20-101-020-1020

DATED this 8th day of September, 1997.

Ronald Kozil (SEAL)
Ronald Kozil

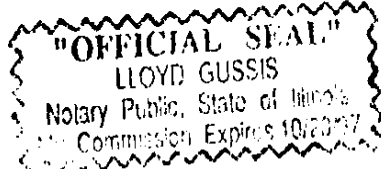
Irene R. Kozil (SEAL)
Irene R. Kozil

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
NO. 884844 AMOUNT \$ 346.00 DATE 9-5-97
ADDRESS 8630 FERRIS
(VOID IF DIFFERENT FROM DEED)
BY William R. [Signature]

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 8th day of September, 1997.



[Signature]
Notary Public

PARCEL 1:

Unit 402 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 P-35, and the exclusive right to use Storage Locker 402 Limited Common Elements, 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.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
00 2 2 1
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP SEP-04-97
763.50

UNOFFICIAL COPY

Property of Cook County Clerk's Office

My commission expires October 20, 1997.

MAIL TO:

HEIDI COLEMAN
6865 N. LINCOLN AVE
LINCOLNWOOD, IL 60466

SEND TAX BILL TO:

JOHN STROESSER
2631 TERRIS #402
MORTON GROVE, IL 60053

Property of Cook County Clerk's Office

