

UNOFFICIAL COPY 99938242

8121/0247 27 001 Page 1 of 3  
1999-10-04 14:45:29  
Cook County Recorder 25.00



C.T.I.C.  
WARRANTY DEED

07836717 JS

This document prepared by:

Ira S. Neiman, Esq.  
Sugar, Friedberg & Felsenthal  
30 North LaSalle Street  
Suite 2600  
Chicago, Illinois 60602

When recorded mail to:

R. Anthony DeFrenza, Esq.  
Defrenza, Dekelaita & Gruzmark  
1701 E. Lake Avenue  
Suite 475  
Glenview, Illinois 60025

MURIEL R. EPSTEIN, a widow and not since remarried, 8630 N. Waukegan Road, Unit 513, Morton Grove, Illinois 60053 ("Grantor"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants to Vladimir Nadvodskii, 4832 Mulford, Skokie, IL 60077 ("Grantee") the following described real estate in Cook County, Illinois.

See legal description attached

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO. 004992 AMOUNT \$ 444<sup>00</sup> DATE 9-27-99

ADDRESS 8630 WAUKEGAN #513  
(VOID IF DIFFERENT FROM DEED)

BY [Signature]

Property Address: 8630 N. Waukegan Road, Unit 513  
Morton Grove, Illinois 60053  
Permanent index number: 10-19-109-045-1033

BOX 333

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

Grantor's warranties are subject to: General real estate taxes for 1998 and subsequent years; covenants, conditions, restrictions and easements of record; and the Declaration of Condominium and by-laws.

Dated: September 29, 1999.

[Signature]  
Muriel R. Epstein

COOK  
CO. NO. 018

2 9 5 8 7 4



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
SEP 30 '99 DEPT. OF REVENUE  
\$ 148.00

1 4 3 4 7 7

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
OCT 1 '99  
\$ 74.00

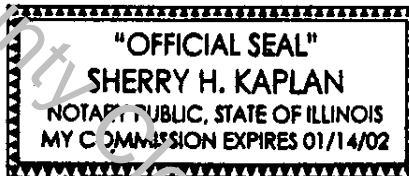
STATE OF ILLINOIS) )  
 ) SS  
COUNTY OF COOK )

ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Muriel R. Epstein, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 29 day of September, 1999.

Sherry H. Kaplan  
Notary Public  
My commission expires: \_\_\_\_\_



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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007836717 D2

STREET ADDRESS: 8630 WAUKEGAN ROAD

UNIT 513

CITY: MORTON GROVE

COUNTY: COOK

TAX NUMBER: 10-29-109-045-1033

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT NUMBER 513, IN CONDOMINIUM OF MORTON GROVE ESTATES BUILDING NUMBER "B-1", AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'):

A PARCEL OF LAND LYING WITHIN A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER LR2743363, SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID TRACT OF LAND, SAID NORTHEAST CORNER BEING ON THE MOST EASTERLY LINE OF SAID TRACT OF LAND ON THE EAST LINE OF LOT 192 IN THE FIRST ADDITION TO DEMPSTER-WAUKEGAN ROAD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND 523.25 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 206 IN THE AFORESAID SUBDIVISION; THENCE SOUTH, ALONG THE MOST EASTERLY LINE OF SAID TRACT OF LAND 302.18 FEET; THENCE WEST, ALONG A LINE DRAWN PERPENDICULAR TO SAID MOST EASTERLY LINE 135.5 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING WEST, ALONG SAID PERPENDICULAR LINE, 171.5 FEET; THENCE NORTH, ALONG A LINE PARALLEL WITH THE MOST EASTERLY LINE OF AFORESAID TRACT OF LAND, 64 FEET; THENCE EAST, 172.3 FEET; THENCE SOUTH, 64 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 8, 1974 AND KNOWN AS TRUST NUMBER 32743, AND FILED WITH THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 21, 1975 AS DOCUMENT NUMBER LR2808637; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 1, 1974 AND FILED WITH THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 3, 1975 AS DOCUMENT NUMBER LR2789908 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 8, 1974 AND KNOWN AS TRUST NUMBER 32743, TO WILLIAM J. MORRISSEY AND MARY J. MORRISSEY, HIS WIFE, DATED MAY 26, 1975 AND FILED JULY 14, 1975 AS DOCUMENT LR2818455, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.