

WARRANTY DEED

GRANTOR, Heritage Club Villas, LLC, an Illinois limited liability company, by its Manager, Raycorp, Inc., an Illinois corporation, by its President, Thomas L. Rayburn, of Tinley Park County, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Edmund Stepp, Sr. and Irene Stepp the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



UNIT NUMBER 15-13257 IN HERITAGE CLUB CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: VARIOUS LOTS IN HERITAGE CLUB VILLAS, BEING A SUBDIVISION OF THE SOUTH 654.000 FEET OF THE SOUTH 1/2 OF THE WEST 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION RECORDED JULY 9, 2001, AS DOCUMENT NUMBER 0010601588, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

3

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT ONLY TO THE FOLLOWING: (a) all liens and encumbrances assumed by Grantees or to be released at closing; (b) restrictions, conditions and easements of record that will not unreasonably interfere with residential use, but including those set forth in or described in the Condominium Organizational Documents; (c) zoning and building laws, ordinances, and regulations; (d) standard exceptions contained in the Condominium owner's title insurance commitment issued by First American Title Company, dated _____, 200__; and (e) real estate taxes and assessments not then due and payable.

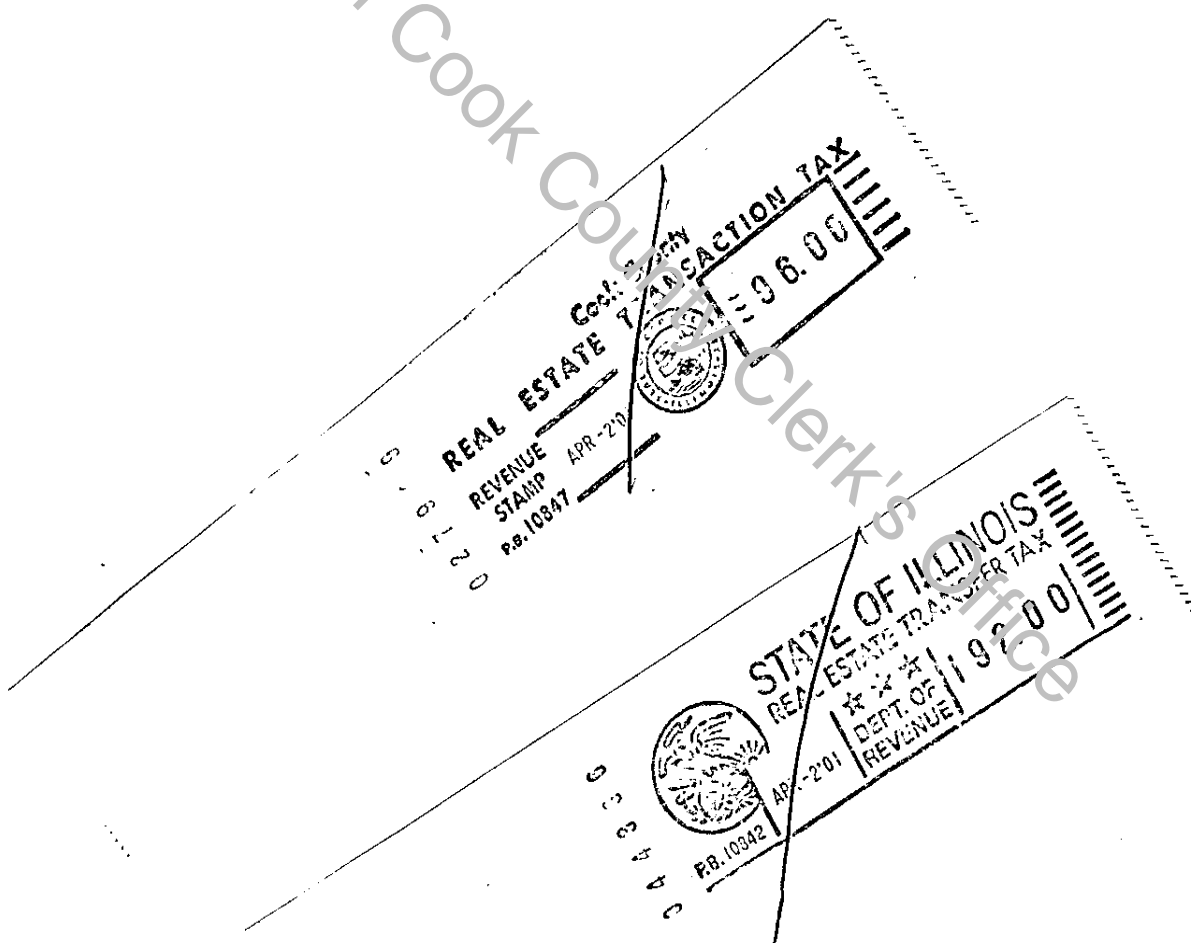
GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL 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.

Permanent Real Estate Index Number: 27-34-301-012-0000
27-34-301-013-0000
27-34-301-017-0000
27-34-301-018-0000
(affects the land being transferred and other land).

Address of Real Estate: 18257 Murphy Circle, Tinley Park, Illinois 60477

UNOFFICIAL COPY

Property of Cook County Clerk's Office

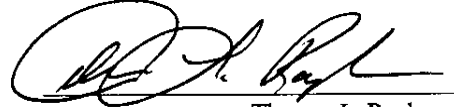


UNOFFICIAL COPY

Dated this _____ day of March, 2002.

Heritage Club Villas, LLC,
an Illinois limited liability company

by its Manager,
Raycorp, Inc.,
an Illinois corporation

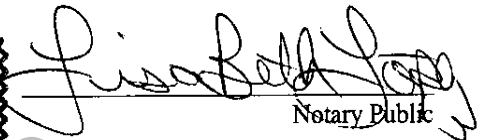


Thomas L. Rayburn
President

State of Illinois
County of Cook

I, LISA BETH LOPEZ, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas L. Rayburn, personally known to me to be the President of Raycorp, Inc., an Illinois corporation, the Manager of Heritage Club Villas, LLC, an Illinois limited liability company, and known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledge that as such President, he signed and delivered the said instrument as President of said corporation, pursuant to authority, given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Dated this 15th day of March, 2002.

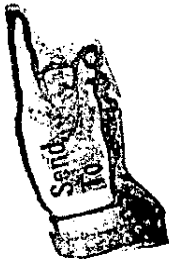

Notary Public

Mail To:

Edmund Stepp, Sr.
Irene Stepp
18257 Murphy Circle
Tinley Park, Illinois 60477

Send Subsequent Tax Bills To:

Edmund Stepp, Sr.
Irene Stepp
18257 Murphy Circle
Tinley Park, Illinois 60477



0020318896