

WARRANTY DEED
Individual - Illinois Statutory



THE GRANTOR, CHARLES J.
PHILLIPS, married to
JULIA PHILLIPS
of the City of Chicago, County
of Cook, State of Illinois for
and in consideration of ten (\$10.00) dollars and
no/100, and other good and valuable consideration
in hand paid, CONVEY and WARRANT to
MARY ANNE NELSON,
in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

Unit 7445-3 and G-7 in 7441-43-45-47 in Ponderosa Court Condominium, as delineated on a survey of the following described real estate:

Lot 17 in Heritage Manor, a Subdivision of part of the West 1/2 of the Northeast 1/4 of Section 13, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document 88247628 together with its undivided percentage interest in the common element in Cook County, Illinois;

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

Permanent Real Estate Tax Index No(s): 27-15-204-035-1009

Address(es) of Real Estate: Unit 3 and Garage 7, 7445 Ponderosa Court, Orland Park, IL 60462

This conveyance is expressly made and subject to General Real Estate Taxes for the years 2001, and subsequent years, and all conditions, covenants, restrictions and easements, if any, whether the same be of record. **THIS IS NOT HOMESTEAD PROPERTY AS IT RELATES TO THIS GRANTOR.**

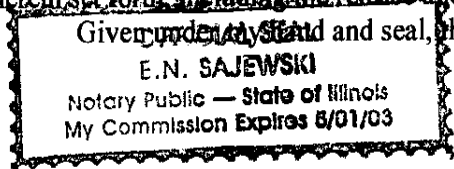
Dated this 18th day of MARCH, 2002.

Charles J. Phillips
CHARLES J. PHILLIPS

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHARLES J. PHILLIPS, is 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 18th day of MARCH, 2002.



E.N. Sajewski
Notary Public

Prepared by: Attorney EDMUND N. SAJEWSKI, 10200 S. Cicero, Oak Lawn, IL 60453

MAIL TO:

Tax Bills To: Mary Anne Nelson
7445 Ponderosa Court, Orland Park, IL 60462



TICOR TITLE - 482548

2 P

STATE TAX



STATE OF ILLINOIS

MAR 21 02

COOK COUNTY

000000929

REAL ESTATE TRANSFER TAX

0012300

FP351009

COUNTY TAX



COOK COUNTY REAL ESTATE TRANSACTION TAX

MAR 21 02

REVENUE STAMP

000000030

REAL ESTATE TRANSFER TAX

0006150

FP351021

Cook County Clerk's Office