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2003-02-18 09:18:55

Cook County Recorder 26.50

WARRANTY DEED



THE GRANTOR, Nicholas P. Simon, an unmarried man, of 1647 W. Hollywood, Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Conveys and Warrants to Kenneth J. Saltman and Kathleen Szybist, husband and wife as tenants by the entirety all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

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LOT 48 IN BLOCK 5 IN ASHLAND AVENUE AND CLARK STREET ADDITION TO EDGEWATER OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-06-410-012
Address of Real Estate: 1647 W. Hollywood, Illinois 60660

Chicago

SUBJECT TO: A) covenants, conditions and restrictions of record; B) private, public and utility easements, roads and highways, if any; C) general taxes for the year 2001 and subsequent years, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, not in joint tenancy, but as tenants by the entirety, forever.

Dated this 20th day of December, 2002

Nicholas P. Simon

Nicholas P. Simon
Grantor

AGTE, INC.

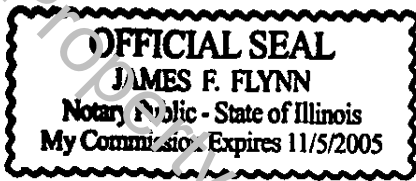
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STATE OF ILLINOIS)
)
) SS.
COUNTY OF DUPAGE)

30224049

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nicholas P. Simon 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.

Given under my hand and notarial seal, this 20th day of December 2002



James Flynn
Notary Public

Prepared By:

James F. Flynn, Esq.
The Flynn Group
7501 South Quincy Street
Willowbrook, IL 60527

Mail To:

Kenneth J. Saltman
Kathleen A. Szybist
1647 W. Hollywood
Chicago, IL 60660



Name & Address of Taxpayer:

Kenneth J. Saltman
Kathleen A. Szybist
1647 W. Hollywood
Chicago, IL 60660

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|------------|--|--------------|--|
| STATE TAX | STATE OF ILLINOIS FEB.-6.03 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | # 0000039061 | REAL ESTATE TRANSFER TAX 00297.00 FP326652 |
| COUNTY TAX | COOK COUNTY REAL ESTATE TRANSACTION TAX FEB.-6.03 REVENUE STAMP | # 0000038945 | REAL ESTATE TRANSFER TAX 00148.50 FP326665 |
| CITY TAX | CITY OF CHICAGO FEB.-6.03 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | # 0000033038 | REAL ESTATE TRANSFER TAX 00900.00 FP326650 |
| CITY TAX | CITY OF CHICAGO FEB.-6.03 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | # 0000033039 | REAL ESTATE TRANSFER TAX 00900.00 FP326650 |
| CITY TAX | CITY OF CHICAGO FEB.-6.03 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | # 0000033040 | REAL ESTATE TRANSFER TAX 00428.00 FP326650 |