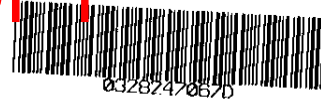


UNOFFICIAL COPY

GEORGE E. COLE®
LEGAL FORMS

No. 808-REC
May 1996



Doc#: 0328247067
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/09/2003 09:00 AM Pg: 1 of 3

WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR ^{4327126 1/1} NANCY L. BRITTEN, as Successor Trustee of the Ann Heuer Kuempel Declaration of Trust Dated February 24, 1993 of the City of Park Ridge County of Cook State of Illinois for and in consideration of Ten and No Hundredths (\$10.00) DOLLARS, and other good and valuable considerations _____ in hand paid,

CONVEY S _____ and WARRANT S _____ to
PHYLLIS PONDER (Divorced and not since remarried)
3003 Virginia Lane, Park Ridge, Illinois
(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: Unit No. 7-2E in Brandenberry Park East Condominium, as delineated on a survey of the following described real estate: Lot 1 in Unit 1, Lot 2 in Unit 2, Lot 3 in Unit 3 and Lot 4 in Unit 4 of Brandenberry Park East by Zale, being a subdivision in the Southeast Quarter of Section 21, Township 42 North, Range 11, 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 No. 25-108489, together with its undivided percentage interest in the common elements.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) _____;
_____ ; and to General Taxes for 2002 and subsequent years.
Permanent Real Estate Index Number(s): 13-21-402-014-1208
Address(es) of Real Estate: Unit 7-2E, 2515 Olive, Arlington Heights, IL 60004

Dated this 17 day of Sept., 2003

Nancy Britten (SEAL) _____ (SEAL)
NANCY L. BRITTEN, as Successor
Trustee of the Ann Heuer Kuempel
Declaration of Trust Dated
February 24, 1993 (SEAL) _____ (SEAL)

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

3
750

UNOFFICIAL COPY

GEORGE E. COLE®
LEGAL FORMS

Warranty Deed Individual to Individual

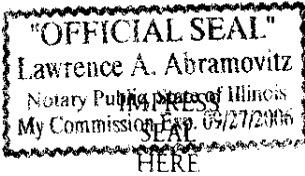
TO

Property of Cook County Clerk's Office

9/18/03
Notary Seal

State of Illinois, County of Cook s. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

NANCY L. BRITTEN



personally known to me to be the same person whose name as subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal, this 11 day of September 2003

Commission expires 9-27-06 P.M.

NOTARY PUBLIC

This instrument was prepared by Lawrence Abramovitz, 105 W. Madison, St 1300, Chicago, IL 60602
(Name and Address)

MAIL TO: {
Phyllis Ponder (Name)
3003 Virginia Lane (Address)
Park Ridge, IL 60068 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Phyllis Ponder (Name)
3003 Virginia Lane (Address)
Park Ridge, IL 60068 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

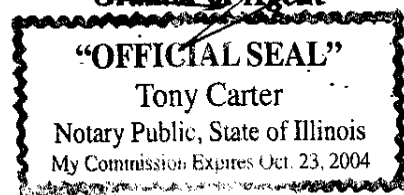
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 9/18, 2003

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
by the said _____
this 22 day of September, 2003
Notary Public _____



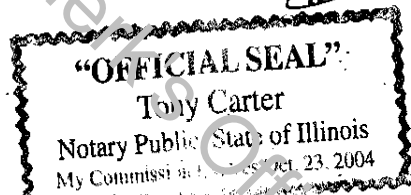
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 9/18, 2003

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
by the said _____
this 22 day of September, 2003
Notary Public _____



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Revised 10/02-cp