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**WARRANTY DEED
(Individual to Individual)
(ILLINOIS)
PAGE 1:**

AW18359720/24672968

THE GRANTORS,
David Abels and
Heather Abels,
husband and wife,



Doc#: 0422233159
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/09/2004 09:53 AM Pg: 1 of 2

of the Village of Northbrook, County of Cook State of Illinois, for and in consideration of - TEN -
DOLLARS, (\$10.00) in hand paid, CONVEY and WARRANT to

Todd A. Phillips and Laura L. Phillips, husband and wife
949 W. Madison, Unit 601, Chicago, IL 60607

not as Tenants in Common, and not as Joint Tenants, but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See Page 2 for Legal Description) 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 as Tenants in Common, and not as Joint Tenants, but as Tenants by the Entirety, forever.

Subject To: general real estate taxes for second installment 2003 and subsequent years; building lines and building and liquor restrictions of record and zoning and building laws and ordinances which are not violated by the existing improvements; public and utility easements which do not underlie the existing improvements; covenants and restrictions of record as to use and occupancy which do not materially and adversely effect the use of the property as a single family residence.

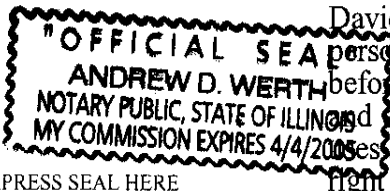
Permanent Index Number: 04-24-301-031-0000
Address (es) of Real Estate: 326 Ingram, Northfield, IL 60091

DATED July 12, 2004.

David Abels
David Abels

Heather Abels
Heather Abels

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



David Abels and Heather Abels, personally known to me to be the same person whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

[Signature]

Given under my hand and seal, this Date July 12, 2004.

NOTARY PUBLIC

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

This instrument prepared by: Andrew D. Werth & Associates
2822 Central Street, Evanston, IL 60201

BOX 333-CT

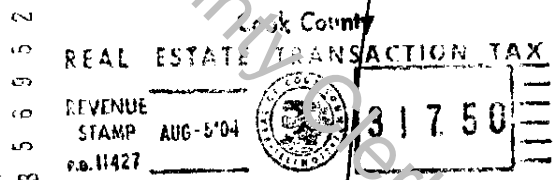
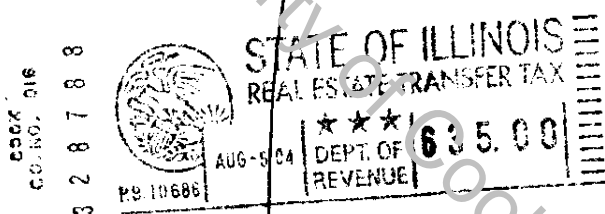
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Legal Description

of premises commonly known as 326 Ingram, Northfield, IL 60091

Property Index Number: 04-24-301-031-0000

THE SOUTH 10 FEET OF LOT 9 AND ALL OF LOT 10 AND THE NORTH 20 FEET OF LOT 11 IN BLOCK 5 IN GEORGE F. NIXON AND COMPANY'S HOME BUDGET ADDITION TO NORTHFIELD OF LOT 20 AND THE WEST ½ OF LOT 19 IN COUNTY CLERK'S DIVISION OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



MAIL TO:

Linda Coffing Vogler

(Name)

1585 Hickory Lane

(Address)

Winnetka, IL 60093

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

TODDY LAURA PHILLIPS

(Name)

326 INGRAM

(Address)

NORTHFIELD, IL 60093

(City, State and Zip)