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WARRANTY DEED

~~JOINT TENANCY~~

1323081 1/3
THE GRANTOR(S), Jesus Michel and Laura Michel, husband and wife, of the City of Elgin, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, CONVEY(S) and WARRANT(S) to Michael Pisto, a single person, of the City of City of Carol Stream, State of Illinois, and John Ellenbogen, a single person, of the City of Carol Stream, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* AS TENANTS IN COMMON

042802079

Attached

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 ~~in Fee Simple~~ forever.

AS TENANTS IN COMMON

This conveyance is subject to: (a) Plat restrictions; (b) Perimeter public utility easements which do not underlie the existing improvements; (c) Restrictions and covenants of record, provided they are not violated by the existing improvements or the present use thereof and provided further that they do not contain a reverter or right of re-entry; (d) special assessments and taxes for improvements not yet completed; (e) general real estate taxes not yet due.

PERMANENT REAL ESTATE INDEX NO.: 06-20-103-043-0000

ADDRESS OF PROPERTY: 1276 MAROON DR., ELGIN, ILLINOIS 60120

Dated this 25th day of June, 2004.

Jesus Michel 06-25-04
Jesus Michel

Laura Michel 06/25/04
Laura Michel

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)



I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jesus Michel and Laura Michel, husband and wife, of the City of Elgin, State of Illinois, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 25 day of June, 2004.

[Signature]

Notary Public



ATGF, INC.

1323081

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This instrument was prepared by

Grantee's Address:
1276 Maroon Dr.
Elgin, IL 60120

Attorney Catherine S. Hurlbut
Hurlbut, Gonzalez, Hurlbut & Valdez, P.C.
574 N. McLean Blvd.
Elgin, Illinois 60123

Send Tax Bills To:
Michael Pisto & John Ellenbogen
~~1276 Maroon Dr.~~
~~Elgin, IL 60120~~

Mail to:


*630 W. Potter St.
Wood Dale, IL 60191*

Attorney Gus Apostolopos
19W555 Lake St.
Addison, IL 60101

04-267

STATE TAX

STATE OF ILLINOIS



SEP. 24. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000060548


REAL ESTATE TRANSFER TAX

00168.00

FP326652

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP. 24. 04

REVENUE STAMP

0000008558

REAL ESTATE TRANSFER TAX

00084.00

FP326665

Property of Cook County Clerk's Office

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ATTORNEYS' TITLE GUARANTY FUND, INC.**LEGAL DESCRIPTION****Legal Description:**

Lot 45 (except the easterly 39.15 feet thereof) in Parkwood II, Unit One, A subdivision of part of Sections 17, 19, and 20, Townships 41 North, Range 9, East of the Third Principal Meridian, in the City of Elgin, Cook County, Illinois as recorded in the recorder's office of Cook County, Illinois as Document 24979976 on May 30, 1979.

Permanent Index Number:

06-20-103-043-0000

Property Address:1276 Maroon Dr.
Elgin, IL 60120

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTION

State of Illinois)
) ss
County of Cook)

Theresa A. Koko, being duly sworn on oath, states that s he resides at 351 Algona Ave, Elgin, IL 60120

And further states that: (please check the appropriate box)

A. [x] That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

B. [] That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

- 1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale is of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Kane County, Illinois, to accept the attached deed for recording.

Signature of Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd DAY OF June, 2004.

Signature of Notary Public

