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WARRANTY DEED

(Statutory) Illinois

Mail to: Recorder's Box No. 454

CLAIRE L. HIGGINS
14520 WALDEN CT.

OAK FOREST IL 60452



Doc#: 0610820000 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/18/2006 07:40 AM Pg: 1 of 2

NAME & ADDRESS OF TAXPAYER:

Claire L. Higgins

14520 Walden Ct, Unit 2-G

Oak Forest, IL 60452

THE GRANTOR TERESA M. WAGNER, an unmarried person
of the city of Oak Forest County of Cook State of Illinois
for and in consideration of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable considerations in hand paid,
CONVEY AND WARRANT to CLAIRE L. HIGGINS
(GRANTEE'S ADDRESS) 5944 S. Massasoit Avenue, Chicago, IL 60638
all interest in the following described Real Estate situated in the County of Cook, in the State of
Illinois, to wit:

UNIT NUMBER 14520-G-2 IN SCARBOROUGH FARE CONDOMINIUM AS DELINEATED ON A SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN SCARBOROUGH FARE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 50 ACRES OF THE WEST HALF OF THE NORTH-WEST QUARTER (EXCEPT THE EAST 541.60 FEET THEREOF) ALSO (EXCEPT THE NORTH 610.0 FEET THEREOF), ALL IN SECTION 9, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY FORD CITY BANK, AS TRUSTEE UNDER TRUST NUMBER 730 AND RECORDED AS DOCUMENT 22907419, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Subject to: (1) Covenants, conditions and restrictions of record; (2) Public and utility easements and roads and highways, if any; (3) Real Estate taxes for 2005 and subsequent years.
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Numbers: 28-09-100-138-1296

Property Address: 14520 Walden Court, Unit G2, Oak Forest, Illinois 60452

DATED this 7th day of April, 20 06.

P.N.T.N.

Theresa M Wagner (SEAL)

Theresa M. Wagner

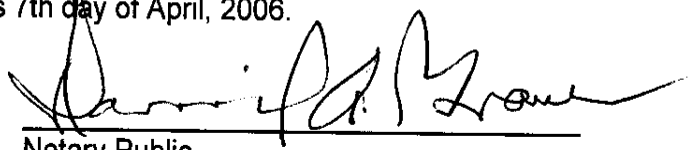
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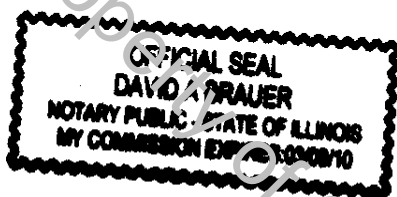
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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Theresa M. Wagner 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 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 notarial seal this 7th day of April, 2006.


 Notary Public



COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH e, SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: April 7, 2006

Buyer, Seller or Representative

STATE TAX	STATE OF ILLINOIS	# 0000022386	REAL ESTATE TRANSFER TAX
	APR. 13.06		0011900
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103021

NAME AND ADDRESS OF PREPARER:

David A. Brauer
 McGrane, Perozzi, Stelter,
 Gerardi, Brauer & Ross, Ltd.
 165 West 10th Street
 Chicago Heights, IL 60411
 (708) 756-1550

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000022386	REAL ESTATE TRANSFER TAX
	APR. 13.06		0005950
	REVENUE STAMP		FP 103025

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020 and name and address of the person preparing the instrument: (Chap 55 ILCS 5/3-5022).