

FIRST AMERICAN TITLE
ORDER NUMBER 1847512

1 of 2

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WARRANTY
DEED

Doc#: 0824001028 Fee: \$66.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/27/2008 09:33 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH, that the Grantor, **Mary Jean Wallner**,
of the City of OAK FOREST, State of Illinois, for and in consideration of TEN DOLLARS
(\$10.00) and other good and valuable considerations in hand paid, the receipt and
sufficiency of which is hereby acknowledged, does hereby convey and warrant to
SCOTT A. NELSON and LORI K. NELSON, Grantees, as **Tenants by the Entirety**,
whose mailing address is 5524 LA PALMA, OAK FOREST, Illinois, the following
described real estate situated in the City of Oak Forest, County of Cook, and State of
Illinois, to-wit:

*widow *husband and wife

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General real estate taxes not due and payable at the time of closing; special taxes or assessments confirmed after the Contract date; conditions and covenants, of record; zoning laws and ordinances which conform to the present usage of the premises; Public and Utility Easements which serve the premises; existing leases and tenancies, special government taxes or assessments for improvements not yet completed; and limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenant, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PIN: 28-09-304-008-0000, Vol. 0025
Address: 5524 LaPalm Drive, Oak Forest, Illinois 60452

DATED THIS 31 DAY OF July, 2008.

Mary Jean Wallner

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State of Illinois)
)SS:
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO **HEREBY CERTIFY** that **Mary Jean Wallner**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that she signed and delivered the said instrument as her free and voluntary act for the purposes therein set forth.

GIVEN under my hand and official seal, this 31 day of July, 2008.



Vivian Hoover
Notary Public

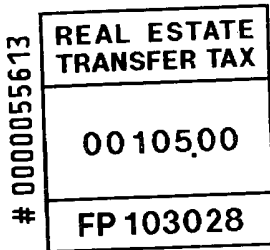
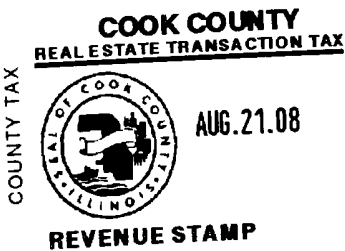
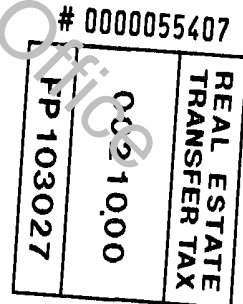
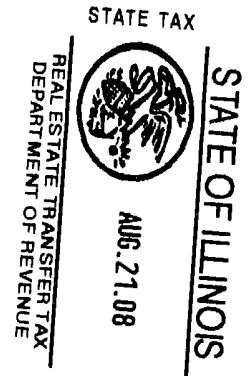
This document prepared by:
Michelle G. Beattie
53 West Jackson Boulevard
Suite 1557
Chicago, Illinois 60604

After recording return to:

SCOTT & LORI NELSON
5524 LAPALM DRIVE
OAK FOREST, ILLINOIS 60453

Send future tax bills to:

Scott A. and Lori K. Nelson
5524 LaPalm Drive
Oak Forest, Illinois 60453



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Waiver and Indemnification Letter Residential Property

TO: First American Title Insurance Company (Principal)

Re: Commitment Number: TP-1843512

Commitment shows at exception number #8 the following:

Matters Arising by reason of the estate of Horst Wallner

Attorney Agent has independent knowledge relative to the property and the transaction which are the subject of this commitment and this knowledge is not available to Principal relative to the above exception. Attorney Agent wishes to waive this exception without presentation to Principal of documentation to support such waiver. In consideration of allowing such waiver, Attorney Agent agrees to indemnify and hold principal harmless from any and all losses, including attorney's fees, which Principal may incur because of this exception waiver by Attorney Agent.

Date: August 1, 2008



Attorney Agent

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 8 IN BLOCK 3 IN MEDEMA'S EL VISTA SOUTH, A SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 13 LYING EAST OF THE 3RD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 28-09-304-008-0000 Vol. 0025

Property Address: 5524 LaPalm Drive, Oak Forest, Illinois 60452

Property of Cook County Clerk's Office