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WARRANTY DEED

JOINT TENANCY
Illinois Statutory

Doc#: 0920941045 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 07/28/2009 03:28 PM Pg: 1 of 2

THE GRANTOR, Jennifer Seper, a married woman, of the County of DuPage, State of Illinois, for and in consideration of Ten and no/100ths (\$10.00) Dollars, Conveys and Warrants to Roxane Engel and Frank 3.

Smith, GRANTEES, 11660 Valley Brook Drive, of the Village of Orland Park, County of Cook, State of Illinois not in Tenancy in Common, but in JOINT TENANCY, the following described real estate in the County of DuPage and State of Illinois, to wit:

PARCEL 1:

THAT PART OF LOT 29 IN MALLARD LANDINGS UNIT 4B-2, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 29; THENCE NORTH 89 DEGREES 31 MINUTES 53 SECONDS WEST, ALONG THE COUTH LINE OF SAID LOT 29, 40.84 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 07 SECONDS EAST, 15.37 FEET; THENCE NORTH 88 DEGREES 11 MINUTES 01 SECONDS WEST, 79.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 11 MINUTES 01 SECONDS WEST, 44.21 FEET; THENCE NORTH 01 DEGREES 48 MINUTES 59 SECONDS EAST 93.00 FEET; THENCE SOUTH 88 DECREES 11 MINUTES 01 SECONDS EAST, 44.21 FEET; THENCE SOUTH 01 DEGREES 48 MINUTES 59 SECONDS WEST, 93.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, COND. CONS AND RESTRICTIONS AND EASEMENTS FOR MALLARD LANDINGS TOWNHOMES RECORDED JUNE 27, 1991 AS DOCUMENT 91315347, AS AMENDED, FOR INGRESS AND EGRESS.

hereby releases 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 in Tenancy in Common, but in Joint Tenancy forever.

PERMANENT INDEX NUMBER: 27-29-214-089-0000 Vol. 0147 PROPERTY ADDRESS: 10429 Elderberry Lane, Orland Park, IL 60467

Subject to: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record; building lines and easements as long as they do not interfere with the current use and enjoyment of the property.

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 25 day of \(\), 2009.

Jerup Seal)

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| State of Illinois |) |
|-------------------|------|
| |) ss |
| County of DuPage |) |

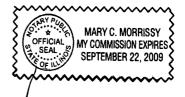
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer Seper is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed 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 official seal this 25 day of

Prepared by: Mary C. Morrissy Attorney at Law 228 N. Park Blvd Glen Ellyn, Illinois 60137

Solution Of Col Address of Grantees and Mail Tax Bill to: Roxane Engel and Frank Smith 10429 Elderberry Lane Orland Park, IL 60467

Mail Deed to: Arthur Murphy Attorney at Law Murphy & Smith 53 W. Jackson Chicago, IL 60604





REAL ESTATE TRANSFER TAX 0027000 FP 103027



REAL ESTATE TRANSFER TAX 00135.00 FP 103028