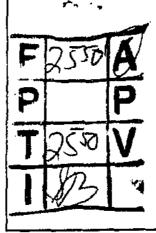
WARRANTY DEED- (INDIVIDUAL TO INDIVIDUAL) GRANTOR(S), James C. Wiggins and Joanne Wiggins, Husband and Wife of the Village of Broadview, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) WARRANT(S) the to GRANTEE(S), Albert Pickens, married to Kim M. Pickens cf 5200 W Bloomingdale, Chicago, IL 50651 TO HAVE



96266905

DEPT-DI RECORDING

\$25.50

T#5555 TRAN 1020 04/09/98 13:00:00

\$0330 £ JJ #-96-266905

COOK COUNTY RECORDER

AND TO HOLD all interest in the following described real estate, in the County of Cook, in the State of Illinois:

SEE EXHIBIT A

Permanent Tax No: 15-22-413-022

Commonly Known as: 2836 S, 11th Street, Broadview, Illinois

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

Joanne Viggins

Joanne Viggins

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James C. Wiggins and Joanne Wiggins personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me to be add 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25 day of March, 1996

Commission expires 6/45, 1997

Notary Public

OFFICIAL SEAL ROBERT G ROBINSON NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. JUNE 29, 1997

MAIL TO: Marshall Peters, 7777 Lake Street, Ste. 114, River Forest, IL 60305

SEND SUBSEQUENT TAX BILLS TO: Albert Pickens, 2836 S. 11th Street, Broadview, Illinois

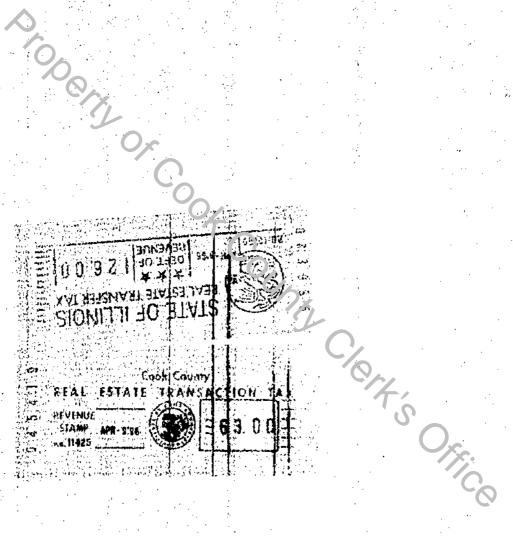
Prepared by: Robert G. Robinson, 928 Warren, Downers Grove, IL 60515 REM: DDWR95JT.DOC

RETURN TO: Croft C. Waddington, P.C.

1621 W. Ogden Ave. Lisle, Illinois 60532



7000000



COCCONIS.

PERMANENT PARCEL NUMBERS: 15-22-413-022 COMMONLY KNOWN AS: 2836 S. 11th Street, Broadview, IL

LOT 10 IN BLOCK 6 IN KOMAREK'S WEST 22ND STREET FIRST ADDITION, BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE ILLINOIS CENTRAL PAILROAD RIGHT OF WAY IN COOK COUNTY, ILLINOIS.

PERMANENT TYPEX NUMBER: 15-22-413-022

3/0x

SUBJECT TO THE FOLLOWING, IF AND:

GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING; SPECIAL ASSESSMENTS CONFIRMED AFTER THIS CONTRACT DATE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND CROTNANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS, LATERALS AND DRAIN TILE, PIPE OR OTHER CONDUIT. IF THE PROPERTY IS OTHER THEN A DETACHED, SINGLE-FAMILY HOME, PARTY WALLS, PARTY WALL RIGHTS AND AGREEMENTS; TERMS, PROVISIONS, COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM, IF ANY, AND ALL AMENDMENTS THERETO; ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE SAID DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO, IF ANY; LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT, AND IF APPLICABLE; INSTALLMENTS OF ASSESSMENTS DUE AFTER THE DATE OF CLOSING.

REM: Dupage . EXH

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