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1999-05-21 12:23:42
Cook County Recorder 25.50

WARRANTY DEED

ATGF
Box 370

MAIL TO:
John N. McNicholas
4343 N. Rancho Dr., Suite 234
Las Vegas, Illinois 89130

NAME & ADDRESS OF TAXPAYER:
Delphic Investment Trust
~~1350 E. Flamingo Rd. Suite 220~~
~~Las Vegas, NV 89119~~
~~Elgin, Illinois 60120~~
2604 Poplar View Bend
Elgin, Illinois 60120

83-154C2636

GRANTOR(S), James D. Murphy and Lynn R. Murphy, his Wife of Elgin, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE, Delphic Investment Trust of 1350 E. Flamingo Road, Suite 220, Las Vegas, in the County of , in the State of Nevada, the following described real estate:

*Property not located within Elgin City limits.

See Legal Description Attached

Permanent Index No: 06-17-404-023-0000

Property Address: 2604 Poplar View Bend, Elgin, Illinois 60120

SUBJECT TO: (1) General real estate taxes for the year 1998 and subsequent years. (2) Covenants, conditions and restrictions of record, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 25th day of March, 1999.

James D. Murphy

Lynn R. Murphy

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY21'99 DEPT. OF REVENUE 269.00
P.B. 11262

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAY11'99 52.50
P.B. 11425

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAY21'99 134.50
P.B. 11422

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY11'99 DEPT. OF REVENUE 105.00
P.B. 11262

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT James D. Murphy and Lynn R. Murphy, his Wife personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed 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 25th day of March, 1999.

Commission expires

Kristi L. Lee
Notary Public

"OFFICIAL SEAL"
KRISTI L. LEE
Notary Public, State of Illinois
My Commission Expires 2/3/2002

MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/STATE TRANSFER STAMP

EXEMPT under provisions of paragraph ____ Section 4, Real Estate Transfer Act.

_____
Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:
Lee D. Garr
GARR & SCHLUETER, LTD.
50 Turner Ave.
Elk Grove Village, IL 60007
(847) 593-8777

** This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 5/35020).

Legal Description

Lot 35 in Chapel Creek Subdivision, being a Subdivision in the South West 1/4 of Section 16 and in the South East 1/4 of Section 17, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.# 06-17-404-023