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1999-08-11 12:56:56

Cook County Recorder 25.00



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**WARRANTY DEED -**

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**GRANTORS, JOHN L. STERLING,**  
married to Marilyn J. Sterling, and  
**FRANCES L. STERLING, a widow**  
and not since remarried, of Palos  
Heights, 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,  
**CONVEYS and WARRANTS to the**  
**GRANTEE, MARILYN J. STERLING,**  
of 13259 Country Club Court, Palos  
Heights, in the County of Cook in the State of Illinois, the following described real estate:

**PARCEL 1:**

UNIT NO. 13259- I-B in Oak Hills Condominium I as delineated on survey of certain Lots or parts thereof in Burnside's Oak Hills Country Club Village Subdivisions in the Southwest Quarter of Section 36 , Township 37 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Burnside Construction Company, an Illinois corporation, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 23684699; as amended from time to time together with its undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the unites thereof as defined and set forth in said declaration and survey)

Also

**PARCEL 2:**

Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easement made by Burnside Construction Company and recorded October 25, 1976 as Document 23684698 and created by Deed from Burnside Construction Company, Corporation of Illinois, to John L. Sterling and Frances L. Sterling and recorded February 21, 1980 as Document 25368898 for ingress and egress, in Cook County, Illinois.

Permanent Tax No: 23-36-303-143-1214

Known As: Unit 1B, 13259 South Country Club Court, Palos Heights, Illinois 60463

**SUBJECT TO:** (1) Real estate taxes for the year 1998 and subsequent years; (2) Covenants, conditions, restrictions and easements apparent or of record; (3) Building lines and easements of record hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois. To Have and to Hold, the above granted premises unto the said Grantee forever.

This Instrument prepared by:  
Thomas F. Courtney  
7000 West 127th Street  
Palos Heights, IL. 60463

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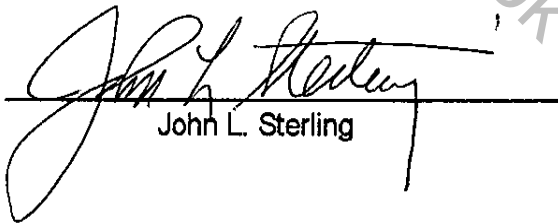
~~to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.~~

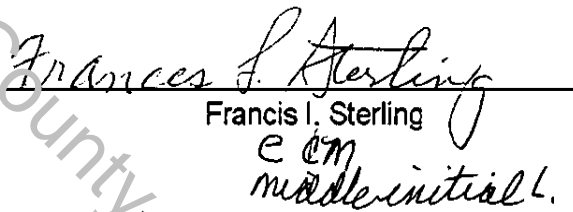
~~In no case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be privileged or obliged to inquire into any of the terms of said Trust Agreement.~~

~~The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in said STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all the premises above described.~~

And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid have hereunto set their hands and seals this 4th day of July 1999.

  
John L. Sterling

  
Francis I. Sterling  
*e im middle initial L.*

I, the undersigned, a Notary Public in and for the County of Larimer in the State of Colorado DO HEREBY CERTIFY, that John L. Sterling, married to Marilyn J. Sterling, and Francis I. Sterling, a widow, personally known to me to be the same persons who appeared before me this day in person subscribed to this instrument and acknowledged 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 Notarial seal this 4th day of July, A.D. 1999

  
NOTARY PUBLIC

*My Commission expires 12/09/99*

This deed is exempt from Colorado Real Estate Trans-  
fer Tax pursuant to C. 120, Sec. 1004, para. e  
Date: 8-10-99

**BOX #49**



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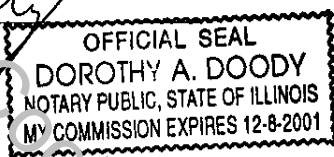
STATEMENT FOR BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate in Illinois.

Dated 8/10, 1999 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me this 10th day of August, 1999

[Signature]  
Notary Public

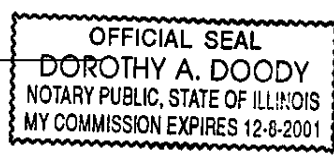


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate in Illinois.

Dated 8/10, 1999 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me this 10th day of August, 1999

[Signature]  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)