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WARRANTY DEED - JOINT TENANCY

1013/0013 05 001 Page 1 of 2  
1999-03-04 10:18:19  
Cook County Recorder 23.50

GRANTOR(S), Peter Andrew Huggins and Pamela J. Huggins, husband and wife of 7305 Lake Street, Unit 305 River Forest, 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(s), Michael H. Sexton and Paula M. Sexton, husband and wife of 3905 North Lincoln, Chicago, in the County of Cook, in the State of Illinois, not in TENANCY IN COMMON but in JOINT TENANCY, the following described real estate, to wit:



==== For Recorder's Use =====

See Legal Description Attached

Permanent Index No:  
15-12-221-011-1021

Known as: 7305 Lake Street, Unit 305, River Forest, Illinois 60305

SUBJECT TO: General real estate taxes not yet due and payable; special assessments; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for the public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

hereby releasing 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.

DATED this 31 day of December, 1998.

*JH*

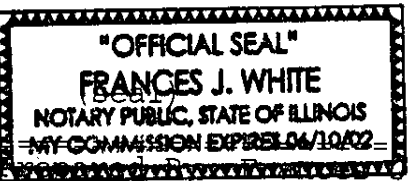
*x Peter Andrew Huggins*  
Peter Andrew Huggins

*x Pamela J. Huggins*  
Pamela J. Huggins

STATE OF ILLINOIS }  
COUNTY OF DU PAGE } SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Peter Andrew Huggins and Pamela J. Huggins, husband and wife personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day 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 notary seal, this 31 day of December, 1998.



*Frances J. White*  
Notary Public

Francis J. White, 5100 Main Street  
Downers Grove, Illinois 60515  
Tax Bill To: Michael H. Sexton  
7305 Lake Street, Unit 305, River Forest, Illinois 60305  
Return To : Frances J. White  
5100 Main Street, Downers Grove, Illinois 60515

ATGF, INC



Parcel 1: Unit No. 305 in Bonnie Brae Condominium, as delineated on a survey of the following described real estate:

Lots 1,2,3 and 4 (except that part lying West of a line which is 99 feet 3 inches measured along the South line of Lake Street East of the East line of Clinton Place and now perpendicular to said South line of Lake Street) in Block 2 in Harlem Quick's Subdivision of part of the Northeast 1/4 of Section 12, Township 39 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 and of easements, restrictions and covenants for Bonnie Brae Condominium made by American National Bank and Trust Company of Chicago, a national banking association, as Trustee under trust agreement dated April 25, 1975 and known as trust number 90627 recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document 23232766, together with its undivided percentage interest in said parcel (except from said parcel all the property and space comprising all the units thereof defined and set forth in said declaration and survey), in Cook County, Illinois.

Parcel 2: Easements for parting purposes in and to parking space No. 19 as delineated and set forth in said declaration and survey and as created by deed from American National Bank and Trust Company of Chicago, as trustee under trust number 90627 to Thomas E. Woelfle dated August 12, 1976 and recorded August 23, 1976 as Document 23607868 in Cook County, Illinois

COOK  
CO. NO. 015  
0 8 7 8 8 0

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAR-2'99 DEPT. OF REVENUE  
138.00

0 6 2 9 0 0

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP MAR 2'99  
65.00

FD-1060S FD-11420