

WARRANTY DEED

BOOK 2033 PAGE 662

JOINT TENANCY

(This Space Reserved for Recorders Stamp)

State of Illinois } ss. I Hereby
Macon County } ss. CertifyThat This Instrument Was Filed For
Record At 1:35 P.M.

On Dec. 18, 1979 And

Recorded In Book 2033 Page 662

Edw. J. Tappan Jr.
5.00pd

Recorder of Deeds

FROM WILMER DALE GUSTIN and

JOANNE GUSTIN

TO ARLIE F. SANDERLIN and

LENA M. SANDERLIN

This indenture Made this 30th day of January, 1970
between WILMER DALE GUSTIN and JOANNE GUSTIN, his wife,of the city of Decatur in the County of Macon and State of
Illinois parties of the first part and ARLIE F. SANDERLIN and
LENA M. SANDERLIN, husband and wife, as joint tenants, residing atof the city of Decatur in the County of
Macon and State of Illinois Parties of the second part:Witnesseth, That the parties of the first part, for and in consideration of the sum of ONE
DOLLAR (\$1.00) and other good and valuable considerationin hand paid, convey and warrant to the said parties of the second part, not as tenants in common,
but as joint tenants the following described real estate to-wit:

Lot Eighteen (18) in Block Two (2) of Powers 7th Addition to the
City of Decatur, Illinois, as per Plat recorded in Book 149 page 552 of
the Records in the Recorder's Office of Macon County, Illinois, except
that part described as follows: Beginning at the Southeast Corner of said
Lot Eighteen (18) thence West 40 feet, thence North 13 feet, thence North-
easterly on a curve to the left having a radius of 583.02 feet to a point
on the East Line of said Lot Eighteen (18), 22.77 feet North of the Southeast
Corner of said Lot Eighteen (18), thence South 22.77 feet to the place of
beginning.

Subject to the general taxes for the year 1969, payable in 1970,
and all taxes thereafter.

Subject to all restrictions, reservations and easements of record,
if any, affecting title to said premises.

situated in the County of Macon, in the State of Illinois.
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, the above granted premises unto the said parties of the second part forever,
not in tenancy in common, but in joint tenancy.

In Witness Whereof, The said parties of the first part have hereunto set their
hand s and seal s the day and year first above written.

Wilmer Dale Gustin (Seal)

Joanne Gustin (Seal)

Joanne Gustin (Seal)

Joanne Gustin (Seal)

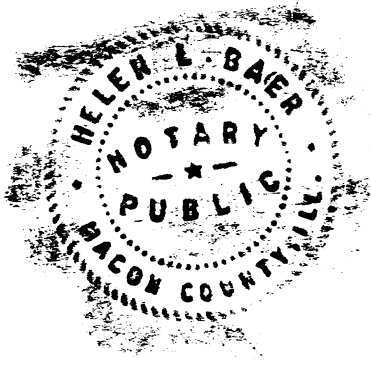
STATE OF ILLINOIS } ss.
Macon County }

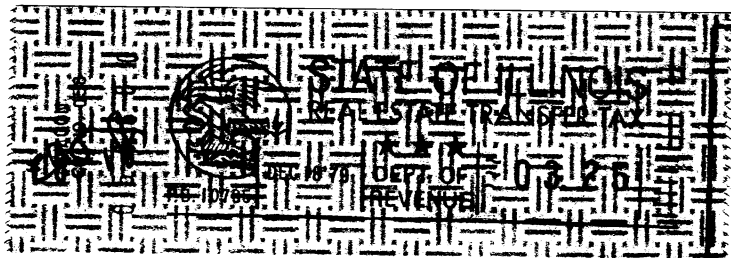
I, the undersigned, a Notary Public in and for said County and State aforesaid,
DO HEREBY CERTIFY, that Wilmer Dale Gustin and
Joanne Gustin, his wife

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, sealed and delivered the said instrument as their free and
voluntary act, for the uses and purposes therein set forth, including the release and waiv-
er of the right of homestead.

Given under my hand and notarial seal, this 30th day of January
A. D. 1970.

Helen L. Baer (Seal)
Notary Public





COUNTY OF MACON
REAL ESTATE TAX STAMP
RECORDER OF DEEDS

\$3.25

ARLIE SANDERLIN
1460 E GRAND
68521



REAL ESTATE PURCHASE AGREEMENT

THIS Real Estate Purchase Agreement is entered into this 9th day of September, 1993 by and between James E. Monts, as Trustee under the Arlie F. Sanderlin Trust dated December 20, 1989, hereinafter, "Trustee-Seller" and Tawney R. Sanderlin, hereinafter, "Buyer".

1. Trustee-Seller agrees to sell and Buyer agrees to buy a certain parcel of real estate specifically described as:

Lot 18 in Block 2 of the Powers Seventh Addition to the City of Decatur as per Plat recorded in Book 149, Page 552 of the records in the Office of Recorder of Deeds for Macon County, Illinois, except that certain portion of land described as: Beginning at the southeast corner of said Lot 18, thence west forty (40) feet, thence north thirteen (13) feet northeasterly on a curve to the left having a radius 583.02 feet to a point on the east line twenty-two and 77/100 (22.77) feet north of the southeast corner to the point of beginning.

commonly known as 1660 East Grand, Decatur, Macon County, Illinois, 62521 hereinafter, as "the premises".

2. Buyer shall pay as and for the purchase price the sum of Six Thousand and No/100 Dollars (\$6,000.00) on or before September 30, 1993 at a date and time mutually agreed to between Trustee-Seller and Buyer.

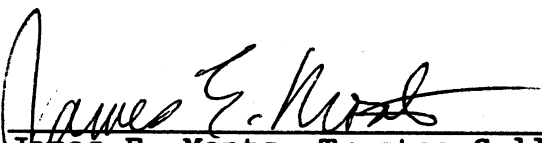
3. In addition to the purchase price specified in paragraph 2 Buyer shall pay all closing costs including but not limited to: attorneys fees incurred by Trustee-Seller in preparation of this Real Estate Purchase Agreement and the necessary documents, Real Estate Transfer Tax, recording fees and any and all other

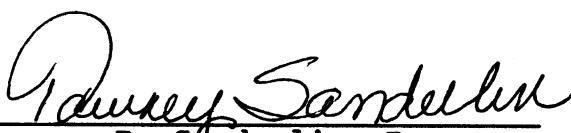
necessary closing costs as determined by Trustee-Seller.

4. Trustee-Seller shall be responsible for the real estate taxes in connection with the premises for the year 1992 payable in 1993. Buyer shall be responsible for any and all real estate taxes for the year 1993 payable in 1994 and thereafter and all special assessments.

5. Trustee-Seller sells the premises to Buyer AS IS without warranty of fitness for habitability, without warranty of title and without warranty as to the condition of the premises, its improvements and fixtures.

Dated this 9 day of September, 1993.


James E. Monts, Trustee-Seller


Tawney R. Sanderlin, Buyer