

UNOFFICIAL COPY 95369241

SPECIAL WARRANTY DEED

Transamerica Financial Services, Inc. a California corporation ("Grantor"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and quit claim to **Aurel Salomon and Bihla Salomon**, not in Tenancy in Common, but in Joint Tenancy, ("Grantee") the following described real estate in Cook County, Illinois:

Lot 12 (except the South 4 feet thereof) in Block 5 in McNeill's Addition to Evanston in the North East 1/4 of Section 13, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

P.I.N. 10-13-258-005, Volume 053

Commonly known as: **1929 Darrow Avenue
Evanston, Illinois 60201**

SUBJECT TO: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways; if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) any unconfirmed special tax or assessment; (g) installments not due at the date hereof any special tax or assessment for improvements heretofore completed; (h) mortgage or trust deed specified below, if any; (i) general taxes for the year 1995 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 1995; and to date.

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

Grantor warrants that Grantor is lawfully seized of fee simple title to said property and, other than the above referenced mortgage, has done nothing to affect adversely title to said property.

This conveyance is exempt under from the Illinois Residential Property Disclosure Act under Section 15(2) thereof.

Dated May 22, 1995

Transamerica Financial Services, Inc.
a California corporation: DEPT-OF RECORDING \$23.50
: T70014 TRAC 7077 06/07/95 12:56:00
: 48368 ST/ * -95-369241
: COOK COUNTY RECORDER

Steven T. Carter
Steven T. Carter, Vice-President

Attest:

Wendy S. Lorentzen
Wendy S. Lorentzen, Assistant Secretary

This document prepared by:

David C. Kluever
Tatooles, Foley, Kluever & Gibson
One N. LaSalle St. Suite 3100
Chicago, Illinois 60602

Mail Subsequent Tax Bills To:
After recording return to:

Mr. and Mrs. Aurel Salomon
1401 Leonard Place
Evanston, Illinois 60201

95369241

2350

PAID JUN 01 1995

Agent *MJB*

Amount \$ *265*

CITY OF EVANSTON 001189
Real Estate Transfer Tax
City Clerk's Office

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Property of Cook County Clerk's Office

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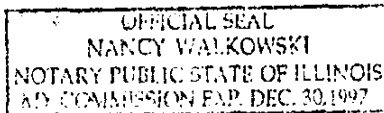
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Nancy Walkowski, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Steven T. Carter personally known to me to be the Vice-President of Transamerica Financial Services, Inc., a California corporation, and Wendy Lorentzen personally known to me to be the Assistant Secretary of said corporation, and 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 severally acknowledged that as such Vice-President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth.

Given under my hand and official seal this 22nd day of May, 1995

Nancy Walkowski
Notary Public

My Commission Expires: 12/30/97 997



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[Faint, illegible text and signatures, possibly from a stamp or document, are visible at the bottom of the page.]

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