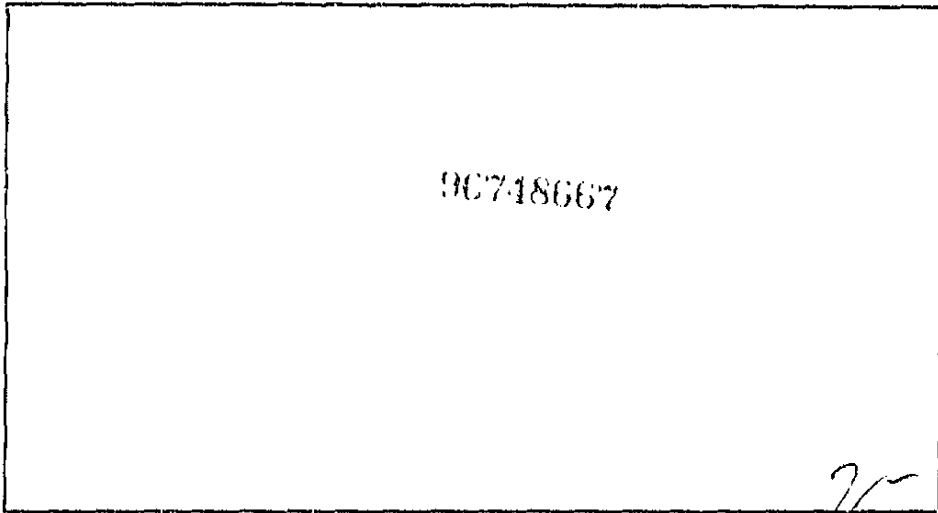


# UNOFFICIAL COPY

## 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 Devin A. Wells a single man, never been married ("Grantee") the following described real estate in Cook County, Illinois:



96748667

Lot 7 in Block 10, in Beacon Hills Subdivision, a subdivision of part of Sections 19, 20, 29, and 30, in Township 35 North Range 14 East of the Third Principal Meridian according to the plat thereof recorded January 4, 1960 as Document Number 17748392 in Cook County, Illinois.

P.I.N. 32-30-214-007

Commonly known as: 1946 E. Lawrence Ave., Chicago Heights, IL. 60411

LAW TITLE

SUBJECT TO: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) acts done or suffered to be done by Grantee; (d) party wall rights and agreements, if any; (e) existing leases and tenancies; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (i) mortgage or trust deed specified below, if any; (j) general taxes for the year 1996 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 1996; and to date.

Grantor warrants to the Grantee and Grantee's heirs and assigns that it has not done or suffered to be done anything to the property during Grantor's ownership thereof or in any manner encumbered the property except as expressly set forth in this deed and further covenants and warrants that it will defend the property against all persons asserting claims through Grantor contrary to the foregoing limited warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE HEREBY EXPRESSLY DISCLAIMED, THIS CONVEYANCE OF REAL ESTATE AND IMPROVEMENTS THEREON IS MADE "AS-IS", WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND EXCEPT THE WARRANTY OF TITLE EXPRESSLY PROVIDED HEREIN.

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

Dated: September 5, 1996

City of Chicago Heights

Date 9/19/96

Tax Index Number 32-30-214-007

Receipt Number 02-18853

Real Estate Transfer Tax: \$48.00

Transamerica Financial Services, Inc.,  
a Delaware corporation

William R. Gress, Vice-President

Jean A. Faine, Assistant Secretary

DEPT-01 RECORDING \$25.50  
T#0014 TRAN 8755 010/02/96 10:12:00  
#1836 JW \*-96-748667  
COOK COUNTY RECORDER

This document prepared by:

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

PREPARED BY

Mail subsequent tax bills to and after recording return to:

Mr. Devin A. Wells  
9749 S. Merrill  
Chicago, IL 60617

MAIL TO

96748667

UNOFFICIAL COPY

Property of Cook County Clerk's Office

29181136

# UNOFFICIAL COPY

STATE OF OHIO )  
 ) SS:  
COUNTY OF LICKING )

I, Bonylin L. <sup>Meyers</sup>Myers, Notary Public, in and for the County and State aforesaid, DO **HEREBY CERTIFY**, that William R. Gress personally known to me to be the Vice-President of Transamerica Financial Services, Inc., a California corporation, and Jean A. Faine 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 5th day of September, 1996

*Bonylin L. Meyers*  
Bonylin L. Meyers, Notary Public

My Commission Expires: October 26, 1999



BONYLIN L. MEYERS  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES OCT. 26, 1999

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP OCT-1996  
PH. 11425  
\$ 06.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
\$ 12.00

98746687

UNOFFICIAL COPY

Property of Cook County Clerk's Office

96748697



60217

MAPPING SYSTEM

Change of Information

Scannable document - feed the following rules

- Changes must be kept within the space limitations shown....
- Do not use punctuation....
- Print in CAPITAL letters with black pen only....
- Do not X out form....
- Allow only one space between names, number's, and addresses....

SPECIAL NOTE:

- \* If a TRUST number is involved, it must be put into NAME, leave one space between the name and number.
- \* If you don't have enough room for you last name, use your last name with an adequate...
- \* Property index numbers (PI's) must be included on every form....

PIN NUMBER:	3	3	-	3	0	-	2	1	4	-	5	0	7	-				
NAME/TRUST#:	D	E	V	I	N		A		W	E	L	L	S					
MAILING ADDRESS:	1	9	4	6		E		C	H	A	W	R	E	N	C	E		
CITY:	C	H	I	C	A	G												
STATE:																		IL
ZIP CODE:	6	0	4	1	1													
PROPERTY ADDRESS:	S	A	M	E														
CITY:																		
STATE:																		IL
ZIP CODE:																		

OCT 01 1996 *JA*  
 INITIALS  
 BOON COUNTY TREASURER

907166107

UNOFFICIAL COPY

Property of Cook County Clerk's Office

96716487