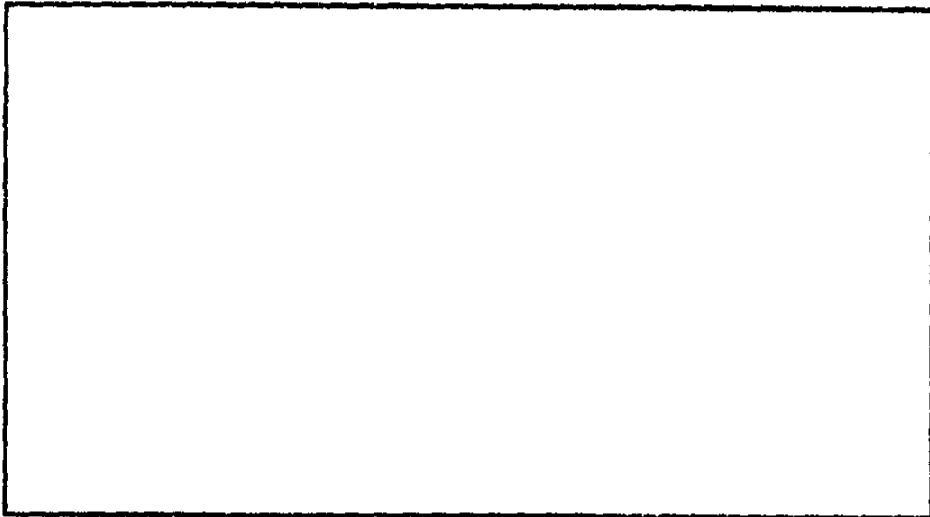


SPECIAL WARRANTY DEED

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 J&C Entertainment and Production Co., Inc. a(n) Illinois corporation ("Grantee") the following described real estate in Cook County, Illinois:



Lot 9 in Block 33 in Drexel Park, a subdivision of the East 1/2 of the North 1/2 of Section 19, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 6520 S. Ashland, Chicago, Illinois 60632
P.I.N. 20-19-223-029

2350
B)

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.

96804605

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.

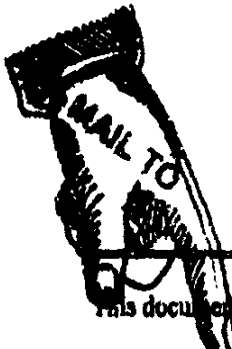
Dated: September 25, 1996

Transamerica Financial Services, Inc.
a California corporation
DEPT-01 RECORDING \$23.50
130014 TRAN 9072 10/22/96 14:32:00
#6417 # JW *-96-804605
COOK COUNTY RECORDER

R.J. Tilley
R.J. Tilley, Vice-President

Attest:

Ashley M. Bean
Ashley M. Bean, Assistant Secretary



This document prepared by:

Mail subsequent tax bills to and after recording return to:

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

Dion H. Carter, Vice-President
J & C Entertainment and Production Co., Inc.
7412 South Cottage Grove, Suite 66
Chicago, Illinois 60619

UNOFFICIAL COPY

Property of Cook County Clerk's Office

96804605

UNOFFICIAL COPY

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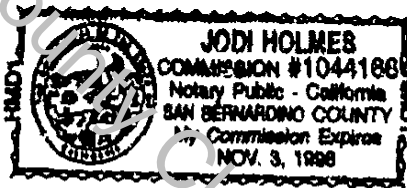
STATE OF CALIFORNIA)
) SS:
COUNTY OF SAN BERNADINO)

I, Jodi Holmes, Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that R.J. Tilley personally known to me to be the Vice-President of Transamerica Financial Services, Inc., a California corporation, and Ashley M. Dean 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 26 day of September, 1990.

Jodi Holmes
Jodi Holmes, Notary Public

My Commission Expires: 11-3-98



CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
REVENUE
NOV 17 1990

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
\$ 5.00
OCT 22 1990
NOV 17 1990

FIRST NATIONAL TITLE NETWORK
FIRST NATIONAL PLAZA
SUITE 2000
CHICAGO, IL 60602
953789

COOK COUNTY
REAL ESTATE TRANSACTION TAX
STAMP
NOV 17 1990
\$ 02.50

054225

96804605

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Property of Cook County Clerk's Office

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