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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 **James M. Dillard, a bachelor and Ollie V. Dillard, a married man**, ("Grantee") ~~in~~ Tenancy in Common but in Joint Tenancy, the following described real estate in Cook County, Illinois:

97501684

. DEPT-01 RECORDING 923.50
 . T#0010 TRAN 8232 07/11/97 13:11:00
 . #7976 # CJ *-97-001684
 . COOK COUNTY RECORDER

Lot 15 in Joseph Wassell's Subdivision of the west 1290.20 feet of the south 1/2 of the north 1/2 of the north 1/2 of the south west 1/4 of Section 4, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

P.L.N. 16-04-501-025
 Common Address: 5462 W. Haddon Avenue, Chicago, IL 60651

*2350
m*

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 heretofore completed; (f) any unconfirmed special tax or assessment; (g) installments not due at the date hereof of any special tax or assessment for improvement heretofore completed; (h) general taxes for the year 1997 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1997 to date (i) building, zoning, housing and other code violations, if any.

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 March 13, 1997

ATTORNEYS' NATIONAL TITLE NETWORK
THREE FIRST NATIONAL PLAZA
SUITE 220
CHICAGO, IL 60602st:

Transamerica Financial Services, Inc.,
 a California corporation

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

Ashley M. Bean
 Ashley M. Bean, Assistant Secretary

97501684

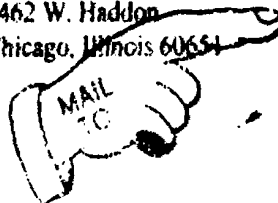
This document prepared by:

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

Mail subsequent tax bills to ~~and after recording return to:~~

James M. Dillard
 5462 W. Haddon
 Chicago, Illinois 60651

*MAIL TO:
 DOES NOT RETURN
 530 S. RIVER RD
 DEERFIELD, IL 60015*



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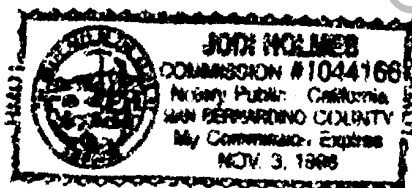
STATE OF CALIFORNIA)
) SS:
COUNTY OF SAN BERNARDINO)

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. Bean 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.

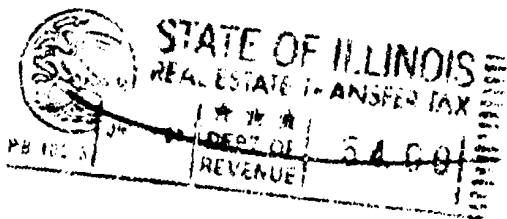
Given under my hand and official seal this 12th day of March, 1997.

Jodi Holmes
Jodi Holmes, Notary Public

My Commission Expires: 11-3-98



★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ \$185.00 ★



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