

UNOFFICIAL COPY 17130455

SPECIAL WARRANTY DEED

7 061689415

SAS - A DIVISION OF INTELLIGENCE

STATE OF INDIANA )  
                          ) SS.  
COUNTY OF LAKE )

KNOWN ALL PERSONS BY THESE PRESENTS:

DEPT-01 RECORDING \$29.50  
T00011 TRAN 5743 02/26/97 09:09:00  
\$1662 \$ KP # - 97 - 130455  
COOK COUNTY RECORDER

THAT Security Federal Bank, A F.S.B. whose address is 9321 Wicker Avenue, St. John, Indiana 46373 ("Grantor"), for and in consideration of the sum of Ten and No/100ths (\$10.00) and other valuable consideration to the undersigned paid by John Bryan and Jenni Bryan, 1205 Hull Terrace, #3, Evanston, Illinois 60222 ("Grantee"), the receipt and sufficiency of which consideration is hereby acknowledged, has GRANTED,

SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, that certain parcel of real property described on Exhibit A attached hereto and made a part hereof, together with all of the easements, rights-of-way, privileges, liberties, hereditaments, strips and gores, streets, alleys, passages, ways, waters, water courses, rights and appurtenances thereto belonging or appertaining, and all of the estate, right, title, interest, claims or demands whatsoever of Grantors therein and the streets and ways adjacent thereto, either in law or in equity; subject, however, to those matters set forth on Exhibit B attached hereto and made a part hereof. \*HUSBAND AND WIFE NOT AS JOINT TENANTS OR TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining; and the reversion, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever of the said grantor, either in law or equity, of, in, and to the above bargained premises, with the said hereditaments and appurtenances; TO HAVE AND TO HOLD the premises as before described, with the appurtenances, unto the said grantee, their successors and assigns forever.

2950  
B

And grantor, for itself and its successors does covenant, promise and agree, to and with the said grantee, their successors and assigns, that grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, it will warrant and forever defend.

IN WITNESS WHEREOF, said Security Federal Bank, A F.S.B., has caused its corporate seal to be executed the 17th day of February, 1997.

GRANTOR:

SECURITY FEDERAL BANK, A F.S.B.

By: James H. Foglesong  
Printed Name: James H. Foglesong  
Its: Executive Vice President

ATTEST:

By: Sharon Molnar  
Printed Name: Sharon Molnar  
Its: Secretary

CITY OF EVANSTON 002419  
Real Estate Transfer Tax  
City Clerk's Office

PAID FEB 19 1997 Amount \$ 1152.00

Agent 1152

97130455

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Property of Cook County Clerk's Office

97120455

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State of Indiana, County of Lake ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that James H. Foglesong personally known to me to be the Executive Vice President and Sharon Molnar personally known to me to be the Secretary of Security Federal Bank, A.F.S.B., 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 James H. Foglesong and Sharon Molnar, 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 17th day of February, 1997.

Beverly A. Grattan *Beverly A. Grattan*  
Notary Public  
My commission expires: April 14, 2000

This instrument was prepared by:

Steven B. Bashaw  
McBride Baker & Coles  
300 West Madison  
40th Floor  
Chicago, Illinois 60661

Record and Mail to:

Mr. Robert Geraghty  
1372 Sunview Lane  
Winnetka, IL 60093

Send Subsequent Tax Bills to:

Mr. and Mrs. John Bryan  
2538 Cowper  
Evanston, IL 60202



97120:55

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REORDER ITEM #: P84 LABEL

★ ★ ★ ★ ★

125103

Cook County  
REAL ESTATE TRANSACTION TAX  
MAY--96  
REVENUE STAMP  
175.00  
986893



★ ★ ★ ★ ★

002564

STATE OF ILLINOIS  
MAY--96  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
350.00  
986935



9730-55

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## EXHIBIT A

LOT 21 IN BLOCK 3 IN EVANSTON HIGHLANDS, A SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.: 10-11-101-024

Commonly known as: 2538 Cowper, Evanston, Illinois 60202

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## EXHIBIT B

Subject only to: general taxes for 1996-1997 and subsequent years; special taxes or assessments, if any for improvements not yet completed; installments, if any, not due at the date hereof of any special or assessments for improvements heretofore completed; building lines and building wall rights and agreements, if any; existing leases and tenancies in real estate multiple units.

P.I.N.: 10-11-101-024

Commonly known as: 2538 Cooper, Evanston, Illinois 60202

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