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2000-08-01 15:43:37
Cook County Recorder 23.50

SPECIAL WARRANTY DEED

Statutory (ILLINOIS)
(Corporation to Individual)

00-1261

THE GRANTOR

THE RYLAND GROUP, INC.

a corporation created and existing under and by virtue of the laws of the State of Maryland and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS TO AND WARRANTS (the "Grantee", his/her/their heirs and assigns forever):

BOGUSLAW DAREK NOWAKOWSKI and SOPHIE NOWAKOWSKI, HUSBAND AND WIFE, not as tenants in common and not in joint tenancy, but as tenants by the entirety
969 LA COSTA, BARTLETT, IL. 60103

the following described Real Estate (the "Property") situated in the County of **Cook** in the State of Illinois, to wit:

PARCEL I:

LOT 3-1 IN GREENWOOD PLACE, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1997 AS DOCUMENT 97772456, IN COOK COUNTY, ILLINOIS.

PARCEL II:

NON-EXCLUSIVE EASEMENT APPURTENANT FOR INGRESS, EGRESS AND DRIVEWAY FOR THE BENEFIT OF PARCEL I OVER COMMON AREA AS SET FORTH IN DECLARATION RECORDED AS DOCUMENT 98499263.

Common Address: **2810 N. GREENWOOD AVE., ARLINGTON HEIGHTS, IL 60004**

Permanent Index Number: **03-18-117-055**

Together with the appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property TO HAVE AND TO HOLD the Property, unto the Grantee, his/her/their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant to the Grantee, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, against all persons lawfully claiming by, through or under it.

TICOR TITLE INSURANCE



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SUBJECT TO: Covenants, conditions, restrictions and easements of record; and to General Taxes for 1999 and subsequent years; Zoning and Building Ordinances and Regulations.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its **OPERATIONAL VICE PRESIDENT** and attested by its **ASSISTANT VICE PRESIDENT** this

24th day of June 2000

THE RYLAND GROUP, INC.

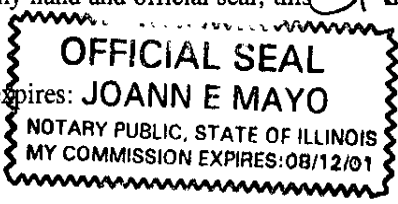
BY: *Peter G. Skelly*
SKELLY PETER G., OPERATIONAL VICE PRESIDENT

ATTEST: *[Signature]*
SOLOMON DAVID M., ASSISTANT VICE PRESIDENT

State of **Illinois**, County of **Cook** ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **SKELLY PETER G.** personally known to me to be the **OPERATIONAL VICE PRESIDENT** of the **RYLAND GROUP, INC.** corporation, and **SOLOMON DAVID M.** personally known to me to be the **ASSISTANT VICE PRESIDENT** 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 **OPERATIONAL VICE PRESIDENT** and **ASSISTANT VICE PRESIDENT**, 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 the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of June 2000



[Signature]
Notary Public

This Instrument was prepared by:
Melinda Thompson of The Ryland Group, Inc.
1051 Perimeter Drive, Suite 400
Schaumburg, IL 60173

MAIL TO:
DAREK NOWAKOWSKI
2810 N. GREENWOOD AVE.
ARLINGTON HEIGHTS, IL 60004

SEND SUBSEQUENT TAX BILLS TO:
DAREK NOWAKOWSKI
2810 N. GREENWOOD AVE.
ARLINGTON HEIGHTS, IL 60004

