

UNOFFICIAL COPY 0010306

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2001-01-04 15:02:29
Cook County Recorder 25.50

SPECIAL WARRANTY DEED
Statutory (ILLINOIS)

THE GRANTOR

00-1619

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 (the "Grantee", his/her/their heirs and assigns forever):

TOMASZ STEPNIAK and MARTA STEPNIAK, HUSBAND AND WIFE, not as tenants in common and not in joint tenancy, but as tenants by the entirety
3100 BOYLE TERRACE, RIVER GROVE, IL. 60171

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

UNIT 1702-24 IN SOUTHWICKE ON SUTTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF CERTAIN LOTS IN SOUTHWICKE ON SUTTON, BEING A SUBDIVISION IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 1999 AS DOCUMENT 09072908, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 24, 1999 AS DOCUMENT 09108422, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Common Address: **342 SOUTHWICKE DR., STREAMWOOD, IL. 60107**

Permanent Index Number: **06-28-203-004 & 06-28-203-006**

Said matter affects the land and other property.

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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Office of Cook County Recorder's Office

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Property of Cook County Clerk's Office

079112	Cook County
REVENUE	REAL ESTATE TRANSACTION TAX
STAMP JAN 3 '01	
p.s. 11430	30.00

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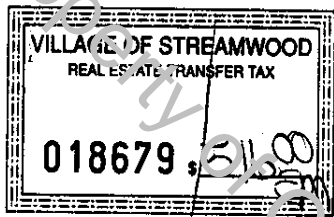
Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the Property, the rights and easements for the benefit of the Property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

SUBJECT TO: Covenants, conditions, restrictions and easements of record; and to General Taxes for 1999, 2000 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 day of November 6th 2000.

THE RYLAND GROUP, INC.



BY: Peter G. Skelly
PETER G. SKELLY, OPERATIONAL VICE PRESIDENT
ATTEST: Terry L. Cairns
TERRY L. CAIRNS, 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 **PETER G. SKELLY** personally known to me to be the **OPERATIONAL VICE PRESIDENT** of the **RYLAND GROUP, INC.** corporation, and **TERRY L. CAIRNS** 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 6th day of November, 2000.

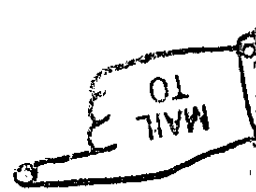
Commission expires: 06-27-04

[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:
TOMASZ STEPNIAK
342 SOUTHWICKE DR.
STREAMWOOD, IL. 60107



SEND SUBSEQUENT TAX BILLS TO:
TOMASZ STEPNIAK
342 SOUTHWICKE DR.
STREAMWOOD, IL. 60107

