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GEORGE E. CGLE®  
LEGAL FORMS

No. 803 REC  
February 1996

00160489

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2000-03-07 09:13:45  
Cook County Recorder 25.50

## SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

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Above Space for Recorder's use only

THIS AGREEMENT, made this 22 day of February, 19 2000, between Westfield Homes of Illinois, Inc., a corporation created and existing under and by virtue of the laws of the

State of Illinois and duly authorized to transact business in the State of Illinois, party of the first

part, and Michael J. Riley and Joanne Riley / 34 Evergreen, Streamwood, Illinois <sup>HUSBAND + WIFE</sup> NOT AS JOINT

TENANTS OR AS TENANTS IN COMMON (Name and Address of Grantee) BUT AS TENANTS BY THE ENTIRETY

party of the second part, WITNESSETH, that he party of the first part, for and in consideration of the sum of Ten Dollars and OTHER GOOD & VALUABLE CONSIDERATION

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE ALIEN AND CONVEY unto the party of the second part, and to

their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See attached Exhibit "A"  
Subject to general r/e taxes not then due and payable, covenants, restrictions, conditions and easements, if any, the plat, ~~roads & highways~~, applicable zoning, building laws or ordinances.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever <sup>NOT AS JOINT TENANTS OR AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY</sup>

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered 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 DEFEND, subject to:

Permanent Real Estate Number(s): 06-27-202-011

Address(es) of real estate: 7 Winterberry Court, Streamwood, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, the day and year first above written.

Westfield Homes of Illinois, Inc.  
(Name of Corporation)

By: David Branch  
David Branch, President  
President

Attest: Jeff Mitchell  
Jeff Mitchell, VP  
Secretary

FIRST AMERICAN TITLE order # C197729  
1082

This instrument was prepared by Linda Sobczak, Westfield Homes of Illinois, 1292 Barclay Blvd.,  
(Name and Address) Buffalo Grove, IL 60089

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MAIL TO:

Michael and Joanne Riley

(Name)

7 Winterberry Court

(Address)

Streamwood, Illinois

(City, State and Zip)

JAMES R. GILNKO

ATTORNEY AT LAW

29 FAIRFIELD WAY SUITE 108

BLOOMINGDALE IL 60108

#330-99

SEND SUBSEQUENT TAX BILLS TO:

SAME AS MAIL TO

(Name)

(Address)

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF Illinois

COUNTY OF Lake

ss.

I, Linda Sobczak a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David Branch personally known to me to be the President of Westfield Homes of Illinois, Inc. a ILLINOIS corporation, and Jeff Mitchell, personally known to me to be the 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 President and 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 the uses and purposes therein set forth.

Given under my hand and official seal this 22 day of February 19 2000

OFFICIAL SEAL  
LINDA SOBCZAK  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 06/22/03

*Linda Sobczak*  
Notary Public  
June 22, 2003

VILLAGE OF STREAMWOOD  
REAL ESTATE TRANSFER TAX  
017090

029675  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
FEB 25 00  
283.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP FEB 25 00  
P.B. 10847  
141.50

00160489

Box \_\_\_\_\_

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS

MAIL TO

# UNOFFICIAL COPY

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Lot 56 in Willow Pond, being a subdivision of the Northwest  $\frac{1}{4}$  and southeast  $\frac{1}{4}$  of Section 27, Township 41 North, Range 7 East of the Third Principal Meridian, according to the plat thereof recorded September 10, 1999 as document no. 99860533 in Cook County, Illinois.

Property of Cook County Clerk's Office