

**SPECIAL WARRANTY DEED**

Statutory (ILLINOIS)  
(Corporation to Individual)

3095/0210 20 001 Page 1 of 3  
2000-05-03 16:24:04  
Cook County Recorder 25.00



00312650

THE GRANTOR

99-1669

**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):

ITICOR TITLE INSURANCE

**ANURADHA MUTLURU, A SINGLE WOMAN NEVER MARRIED**

1035 HUDSON COURT, BARTLETT, IL 60103

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

**UNIT 604-23L 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: **105 MONARCH DRIVE, 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.

# UNOFFICIAL COPY 00312650

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 1997, 1998 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

THE RYLAND GROUP, INC.

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

ATTEST: David M. Solomon  
**DAVID M. SOLOMON, ASSISTANT VICE PRESIDENT**

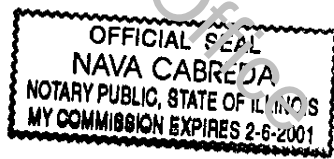
State of **Illinois**, County of **Cook** ss.

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 **DAVID M. SOLOMON** 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 31st day of March, 2000

Commission expires: 2-6-2001

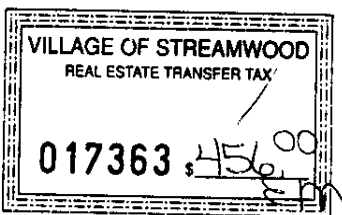
[Signature]  
Notary Public



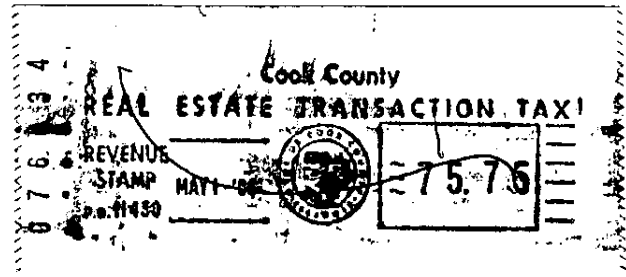
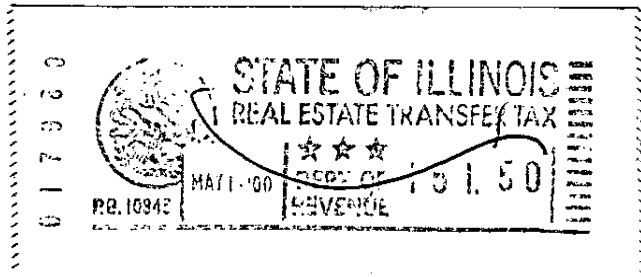
This Instrument was prepared by:  
**Melinda Thompson of The Ryland Group, Inc.**  
1051 Perimeter Drive, Suite 400  
Schaumburg, IL 60173

MAIL TO:  
John O'Brien  
2340 S. Arlington Hts Rd  
# 400  
Arlington Heights, IL  
60005

SEND SUBSEQUENT TAX BILLS TO:  
**ANURADHA MUTLURU**  
105 MONARCH DRIVE  
STREAMWOOD, IL 60107



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