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Doc#: 0328341024
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 10/10/2003 03:37 PM Pg: 1 of 3

03-7753

**SPECIAL WARRANTY DEED
Statutory (ILLINOIS)**

3

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 FAISAL MUSTAFA and MONA SULTAN, HUSBAND AND WIFE, not as joint tenants or tenants in common but as tenants by the entirety. (the "Grantee", his/her/their heirs and assigns forever) 2 GOSHEN VIEW DR. # D GLEN CARBON, IL. 62034

See Exhibit A attached hereto and made a part hereof.

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

Common Address: 1782 KELBERG AVENUE, Hoffman Estates, IL 60192

Permanent Index Number: *All Attached*

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.

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Exhibit A

Unit 49-02 in Canterbury Fields Condominium, as delineated on a survey of the following described parcel of real estate:

Part of certain lots in Canterbury Fields Subdivision, being a division of part of the West half of Fractional Section 5, the East half of Fractional Section 6, the Northeast quarter of Section 7 and the Northwest quarter of Section 8, all in Township 41 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded December 18, 2001 as Document 0011203549, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded June 18, 2002 as Document No. 0020681352, as amended from time to time, together with its undivided percentage interest in the common elements, in the Village of Hoffman Estates, Cook County, Illinois.

Common Address: 1782 Kelberg Avenue, Hoffman Estates, IL 60192

Permanent Index No.: 06-08-100-002, 06-08-111-001, 06-08-110-001

Property of Cook County Office

COOK COUNTY
TRANSACTION TAX
145.00

REAL ESTATE
RECEIVED
SEP-03
STATE
P.B. 10841

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
200.00
SEP 12 2003
REVENUE
P.B. 10742

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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 2003 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

October 3, 2003

THE RYLAND GROUP, INC.



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

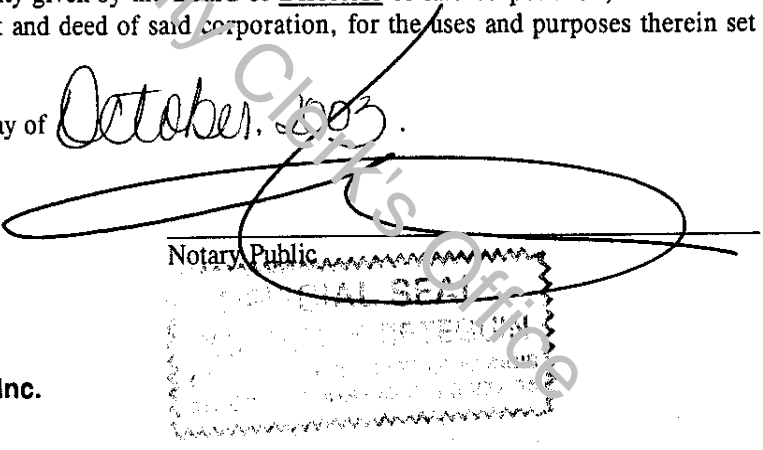
ATTEST: *Terry Cairns*
TERRY L. CAIRNS, ASSISTANT VICE PRESIDENT

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 *3* day of *October, 2003*.

Commission expires: *06-27-04*



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

MAIL TO:

*JUNAID M. AFEEF
ATTORNEY AT LAW
2300 N. BARRINGTON RD
SUITE 400
HOFFMAN ESTATES IL 60195*

SEND SUBSEQUENT TAX BILLS TO:

*FAISAL MUSTAFA & MONA SULTAN
1782 KELBERG AVE.
HOFFMAN ESTATES, IL 60192*