

# UNOFFICIAL COPY



Doc#: 0432102066  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 11/16/2004 08:25 AM Pg: 1 of 3

03-010397

## SPECIAL WARRANTY DEED Statutory (ILLINOIS)

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 PAUL BRAOUDAKIS and HEATHER BRAOUDAKIS, HUSBAND AND WIFE, not as joint tenants, nor as tenants in common, but as tenants by the entirety, residing at 201 Winnsboro Court, Schaumburg, IL 60193 (the "Grantee", his/her/their heirs and assigns forever):

See Exhibit A attached hereto and made a part hereof.

First American Title Co.  
1 N. Constitution St. 2  
Aurora, IL

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

Common Address: 6035 IRENE DRIVE, Hoffman Estates, IL 60192

Permanent Index Number:

*See 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

Lot 88 in CANTERBURY FARMS being a subdivision of part of the East half of Section 7 and part of the West half of Section 8, both in Township 41 North, Range 9 East of the Third Principal Meridian according to the plat thereof recorded November 3, 2000 as Document 00868489, and Certificate of Correction recorded February 2, 2001 as Document No. 0010093848, in the Village of Hoffman Estates, Cook County, Illinois.

Common Address: 6035 Irene Drive, Hoffman Estates, IL 60192

Permanent Index Number: 06-08-111-001, 06-08-110-001

Property of Cook County Clerk's Office

**STATE TAX**  
 STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 NOV. 16. 04  
 # 0000073014

REAL ESTATE TRANSFER TAX	00463.50
FP326669	

**COUNTY TAX**  
 COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP  
 NOV. 16. 04  
 # 0000145820

REAL ESTATE TRANSFER TAX	00231.75
FP326670	

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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 \_\_\_\_\_

THE RYLAND GROUP, INC.

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

ATTEST:

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

Property of Cook County

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.

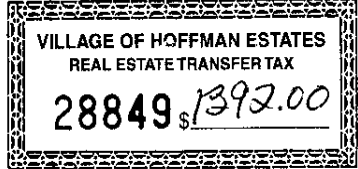
Given under my hand and official seal, this 30<sup>th</sup> day of September, 2004

*Lee Smith*  
Notary Public

My Commission Expires: 8-21-07

THIS INSTRUMENT WAS PREPARED BY:

Timothy J. Geckle of  
The Ryland Group, Inc.  
1141 E. Main St., Suite 108  
E. Dundee, IL 60118



MAIL TO: *Tim Walsh, Esq.*  
*675 North Ct, 420*  
*Palatine, IL 60067*

SEND SUBSEQUENT TAX BILL TO:  
*PAUL & HEATHER BRAUDAKIS*  
*6035 IRENE DRIVE*  
*HOFFMAN ESTATES, IL 60192*

Notary Public Office