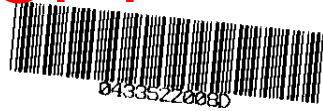


UNOFFICIAL COPY



Doc#: 0433522008
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/30/2004 07:58 AM Pg: 1 of 3

04-5785

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 **PRATIK CHAVDA** and **HIMANSHU CHAVDA**, as joint tenants with rights of survivorship, not as tenants in common, nor as tenants by the entirety, residing at 8884 Steven Drive, Apt 1A, Des Plaines, IL 60016 (the "Grantee", his/her/their heirs and assigns forever);
See Exhibit A attached hereto and made a part hereof.

First American Title Ins. Co.
1 N. Constitution St. 2
Aurora, IL 60006

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

Common Address: 1905 MAUREEN 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.

UNOFFICIAL COPY

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 ~~2004~~ 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 12th day of September, 2004

THE RYLAND GROUP, INC.

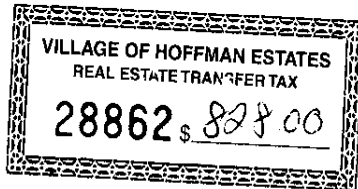
By: Peter G. Skelly
PETER G. SKELLY, OPERATIONAL VICE PRESIDENT

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

STATE OF ILLINOIS } ss:
COUNTY OF COOK

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 12th day of September 2004

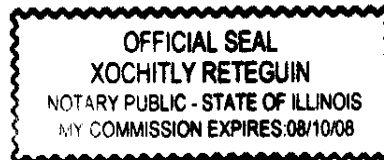


Commission Expires:

Notary Public

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:

GARY LUNDEEN
806 E. NERBE RD.
ROSELLE IL 60172
04499

SEND SUBSEQUENT TAX BILL TO:

PARATIK CHAVDA & HIMANSHU CHAVDA
1905 MAUREEN DRIVE
HOFFMAN ESTATES, IL 60192

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Exhibit A


Unit 29-04 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: 1905 MAUREEN, Hoffman Estates, IL 60192

Permanent Index No.: 06-08-111-001, 06-08-110-001, 06-08-109-001, 06-08-113-002

COUNTY TAX
REVENUE STAMP




COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV. 15.04

0000002005

REAL ESTATE TRANSFER TAX
00137.75
FP 103028

STATE TAX



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
NOV. 25.04

0000001794

REAL ESTATE TRANSFER TAX
00275.50
FP 103027

Property of Cook County Clerk's Office