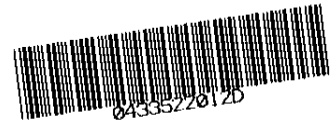


UNOFFICIAL COPY



Doc#: 0433522012
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/30/2004 08:00 AM Pg: 1 of 3

045784

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 (the "Grantee", his/her/their heirs and assigns forever):

DIPA GAUTAM THAKAR AND VIJAY SINGH THAKAR, Wife & Husband, not as joint tenants, nor as tenants in common, but as tenants by the entirety, residing at 1675 Cornell Dr., Hoffman Estates, IL 60194

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

See Exhibit A attached hereto and made a part hereof.

First American Title Ins. Co.
1 N. Constitution
Aurora, IL 60192

Common Address: 6018 CANTERBURY LANE, Hoffman Estates, IL 60192

Permanent Index Number: see attached

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

Exhibit A


Unit 12-01 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: 6018 CANTERBURY LANE, 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

REAL ESTATE TRANSACTION TAX


COOK COUNTY

NOV. 15.04

0000002007

REAL ESTATE TRANSFER TAX	00143.50
FP 103028	

STATE TAX



REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

NOV. 11.04

STATE OF ILLINOIS

0000001703

REAL ESTATE TRANSFER TAX	00287.00
FP 103027	

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 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 Sept 1, 2004

THE RYLAND GROUP, INC.

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

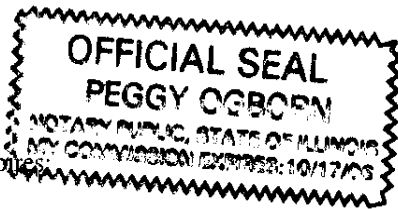
ATTEST:
Terry L. Cairns
TERRY L. CAIRNS, ASSISTANT VICE PRESIDENT

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

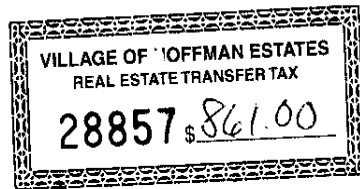
PETER G. SKELLY, personally known to me to be the OPERATIONAL VICE PRESIDENT of THE RYLAND GROUP, INC., corporation, and TERRY L. CAIRNS personally known to me to be the ASSISTANT VICE PRESIDENT of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing 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 21 day of Sept. 2004



Peggy Ogborn
Notary Public

Commission Expires



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: Larry Colan, Esq.
1633 W. 60th Pl.
Hoffman Estates, IL 60194

SEND SUBSEQUENT TAX BILL TO:
Vijay Singh Thakar & Gautam Thakar
6018 Centerbury Ln.
Hoffman Estates, IL 60192