

UNOFFICIAL COPY



Doc#: 0527640092 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/03/2005 11:32 AM Pg: 1 of 3

After Recording return to:
Ryland Title Company
1141 E. Main Street, Suite 108
East Dundee, IL 60118

05008470

SPECIAL WARRANTY DEED Statutory (ILLINOIS)

First American Title Ins. Co.
1 N. Constitution Dr., Ste. 2
Aurora, IL 60506

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 **RICHARD G MILONE and KAREN S. MILONE**, husband and wife not as joint tenants or tenants in common but as tenants by the entirety, residing at 2955 Whispering Oaks Drive, Buffalo Grove, IL 60089 (the "Grantee", his/her/their heirs and assigns forever):

See Exhibit A attached hereto and made a part hereof.

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

Common Address: 675 BILTMORE DRIVE, BARTLETT, IL 60103

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 31 in CASTLE CREEK OF BARTLETT, being a subdivision of part of Section 29, Township 41 North, Range 9 East of the Third Principal Meridian according to the plat thereof recorded June 23, 2004 as Document 0417534056, in Cook County, Illinois.

Common Address: 675 BILTMORE DRIVE, BARTLETT, IL 60103

Permanent Index Number: 06-29-100-009, 06-29-200-007, 06-29-400-011, 06-29-400-007, 06-29-400-008

Property of Cook County Clerk's Office

STATE TAX



STATE OF ILLINOIS


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

SEP 27.05

0000026472

REAL ESTATE TRANSFER TAX
00459.00
FP326660

COUNTY TAX



COOK COUNTY

REAL ESTATE TRANSFER TAX

REVENUE STAMP

SEP 27.05

0000172846

REAL ESTATE TRANSFER TAX
00229.50
FP326670

UNOFFICIAL COPY

SUBJECT TO: Covenants, conditions, restrictions and easements of record; and to General Taxes for 2005 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 September 2, 2005

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 Office

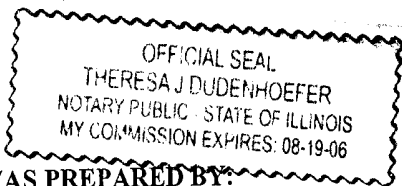
STATE OF ILLINOIS }
COUNTY OF COOK } SS:

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 September 15, 2005

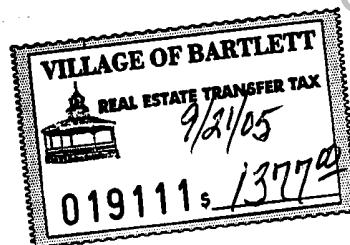
Allen Dedek
Notary Public

My 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:

Barbara Hyman, Esq.
4256 N. Arlington Heights #202
Arlington Heights, IL 60004

SEND SUBSEQUENT TAX BILL TO:

Richard G. Milone, Karen Milone
675 Biltmore Pr
Bartlett, IL 60103