

UNOFFICIAL COPY

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



Doc#: 0603905025 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/08/2008 09:31 AM Pg: 1 of 3

050/229/2

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 **KIRAN V BAXI and SMRITI K BAXI, husband and wife and PRERAK K BAXI, an unmarried man and RONAK K BAXI, an unmarried man not as tenants in common but as joint tenants, residing at 8842 Dee Road Apt B, Des Plaines, IL 60016** (the "Grantee", his/her/their heirs and assigns forever):

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: 1004 BALMORAL LANE, ELGIN, IL 60120

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.

3KG

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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 December 1, 2005

THE RYLAND GROUP, INC.

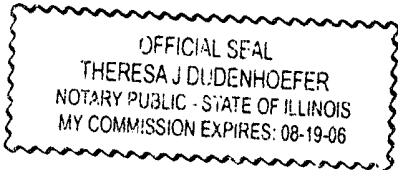
By: Peter Skelly
PETER G. SKELLY, OPERATIONAL VICE PRESIDENT

ATTEST:
Terry L. 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 December 29, 2005



Theresa J. Dudenhofer
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:
Kiran Baxi
1004 BALMORAL LANE
ELGIN, IL 60120

SEND SUBSEQUENT TAX BILL TO:
SAME

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Exhibit A


Lot 3 in CASTLE CREEK OF ELGIN, being a part of the Northeast quarter of Section 29, Township 41 North, Range 9 East of the Third Principal Meridian according to the plat thereof recorded June 9, 2005 as Document 0516034087, in Cook County, Illinois.

Common Address: 1004 BALMORAL LANE, ELGIN, IL 60120

Permanent Index Number: 06-29-202-006

Property of Cook County Clerk's Office

COOK COUNTY TAX
REAL ESTATE TRANSFER TAX
 COUNTY TAX
 REVENUE STAMP

 JAN. 31. 06
 # 0000182226
 REAL ESTATE TRANSFER TAX
 0025475
 FP3266670

STATE TAX
STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

 JAN. 31. 06
 # 0000031310
 REAL ESTATE TRANSFER TAX
 0050950
 FP3266660