

# UNOFFICIAL COPY



Doc#: 0603905032 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/08/2006 09:37 AM Pg: 1 of 3

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

05-0094775

## 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 **JOSEPH J. THOMAS** and **ASHA THOMAS**, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, residing at 310 Stratford Place #34, Bloomingdale, IL 60108 (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 COCK in the State of ILLINOIS, to wit:

Common Address: 1715 BELCOURT 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.

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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 6, 2005

THE RYLAND GROUP, INC.

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

ATTEST:

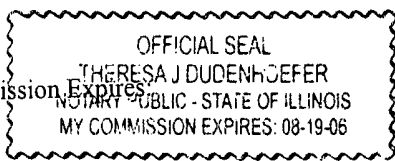
Terry L. Cairns  
TERRY L. CAIRNS, ASSISTANT VICE PRESIDENT

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 16, 2005

Theresa J. Dudenhoefer  
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:

SEND SUBSEQUENT TAX BILL TO:  
Joseph J. Thomas, gathomas  
1715 Belcourt Lane  
Elgin, IL 60120

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## Exhibit A

Lot 22 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: 1715 BELCOURT LANE, ELGIN, IL 60120

Permanent Index Number: 06-29-202-006

Property of Cook County, Illinois

**STATE TAX**  
 STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 # 0000031307  
 0041650  
 FP326660

**COOK COUNTY TAX**  
 REAL ESTATE TRANSACTION TAX  
 # 0000182223  
 0020825  
 FP326670

**REVENUE STAMP**  
 SEAL OF COOK COUNTY  
 JAN. 31. 06

**REAL ESTATE TRANSFER TAX**  
 0020825  
 FP326670