

UNOFFICIAL COPY

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



Doc#: 0604040043 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/09/2006 10:04 AM Pg: 1 of 3

05009998

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 JASON D. HORSTMAN and CATHY R. HESTERLY, Husband & Wife, residing at 1017 Biltmore Drive, Elgin, IL 60120, not as joint tenants, nor as tenants in common, but as tenants of the entirety. (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: 1017 BILTMORE DRIVE, ELGIN, IL 60120

Permanent Index Number: 06-29-202-006

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.

(3)

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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 Dec 22, 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: Fane

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.

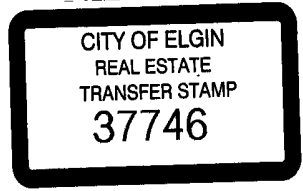
Given under my hand and official seal, this December 22, 2005

OFFICIAL SEAL
PEGGY OGBORN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/1/06

Peggy Ogborn
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:
DAVID BELDEN
1601 TANLEWOOD AVE
HANDSOM PARK IL
60133

SEND SUBSEQUENT TAX BILL TO:
Jason Horstman & Cathy Hesterly
1017 Biltmore Dr
Elgin, IL 60120

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Exhibit A


Lot 38 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: 1017 BILTMORE DRIVE, ELGIN, IL 60120

Permanent Index Number: 06-29-202-006

STATE TAX

STATE OF ILLINOIS



JAN. 31. 06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000031300

REAL ESTATE TRANSFER TAX	005 02.00
FP326660	

COUNTY TAX

COOK COUNTY



JAN. 31. 06

REAL ESTATE TRANSFER TAX
REVENUE STAMP

0000182216

REAL ESTATE TRANSFER TAX	0025 1.00
FP326670	

Property of Cook County Clerk's Office