

UNOFFICIAL COPY



Doc#: 0624311040 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/31/2006 10:14 AM Pg: 1 of 4

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

06002681

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 JULIE CARNEY, an unmarried woman, & ANTHONY C. LIFONTI, an unmarried man, residing at 70 W Burton Place, Chicago, IL 60610, as joint tenants with rights of survivorship, not as tenants in common, not as tenants by 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 COOK in the State of ILLINOIS, to wit:

Common Address: 766 LAMBERT LANE, 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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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 AUG. 23. 06
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0016950
000000491
FP 103042

STATE OF ILLINOIS
 AUG. 23. 06
 STATE TAX

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0033900
000000333
FP 103037

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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 2006 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 July 5, 2006

THE RYLAND GROUP, INC.

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

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

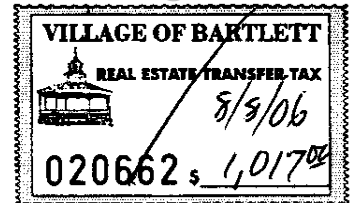
STATE OF ILLINOIS } ss:
COUNTY OF Cook

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 28 day of July, 2006



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:

Mail to
SEND SUBSEQUENT TAX BILL TO:
Julie Carrey & Anthony C. Lifonti
766 Lambert Lane
Bartlett, IL 60103

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Exhibit A

Unit 96-4 in CASTLE CREEK OF BARTLETT CONDOMINIUM, as delineated on a survey of the following described parcel of real estate:

Part of certain lots 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, which plat of survey is attached as Exhibit "C" to the Declaration of Condominium Ownership recorded June 17, 2005 as Document No. 0516803065, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Common Address: 766 LAMBERT LANE, BARTLETT, IL 60103

Permanent Index Number: 0606-29-205-001 U/L

Property of Cook County Clerk's Office