

UNOFFICIAL COPY



Doc#: 0729111059 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/18/2007 10:21 AM Pg: 1 of 4

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

07000890

SPECIAL WARRANTY DEED Statutory (ILLINOIS)

FIRST AMERICAN TITLE COMPANY
2775 DIEHL RD., WARRENVILLE, IL 60555
POLICY/RECORDING DEPT.

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 JOHN G WILSON and NANCY J WILSON, husband and wife, residing at 11119 Wakefield, Westchester, IL 60154 not as joint tenants or tenants in common but as tenants by the entirety (in "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: 1858 STEFFEN DRIVE, HOFFMAN ESTATES, IL 60192

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.

YLC

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
 OCT. 16.07




COUNTY TAX
 REVENUE STAMP

0000048078

REAL ESTATE TRANSFER TAX
0019350
FP 103028

STATE OF ILLINOIS

STATE TAX



OCT. 16.07

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000048078

REAL ESTATE TRANSFER TAX
00387.00
FP 103027

UNOFFICIAL COPY

SUBJECT TO: Covenants, conditions, restrictions and easements of record; and to General Taxes for 2007 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 Sr. Vice President and attested by its Assistant Vice President this 25 day of September, 2007

THE RYLAND GROUP, INC.

By: *Peter Skelly*
PETER G. SKELLY, SR. VICE PRESIDENT

ATTEST:

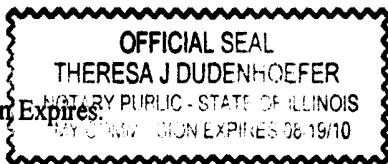
Terry Cairns
TERRY L. CAIRNS, ASSISTANT VICE PRESIDENT

STATE OF ILLINOIS }
COUNTY OF KANE } 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 SR. 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 SR. 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 27 day of September, 2007

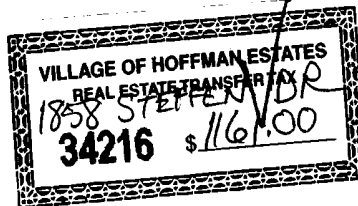


My Commission Expires:

Theresa J Dudenhofer
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:

Wayne A. Adams
570 Northwest Hwy, #4
Des Plaines, IL 60016

SEND SUBSEQUENT TAX BILL TO:

John G. Wilson
1858 Steffen Dr
Hoffman Estates, IL 60142

UNOFFICIAL COPY

Exhibit A

Lot 165 of Haverford Place, being a subdivision of part of fractional Section 5 and part of the North half of Section 8 in Township 41 North, Range 9 East of the Third Principal Meridian according to the plat thereof recorded June 20, 2003 as Document 0317144104, in the Village of Hoffman Estates, Cook County, Illinois.

The improvements thereon being known as 1858 STEFFEN DRIVE, HOFFMAN ESTATES, IL 60192

Permanent Index Number: 06-08-116-012-0000

Property of Cook County Clerk's Office