

UNOFFICIAL COPY



Doc#: 0729111066 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/18/2007 10:50 AM Pg: 1 of 4

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

07001725
1-3

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 **GREGORY M FERRO and BETH A FERRO, husband and wife, residing at 6100 Canterbury Lane, Hoffman Estates, IL 60192 not as joint tenants or tenants in common but 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 COCK in the State of ILLINOIS , to wit:

Common Address: 5893 CHATHAM 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.

y/hc


UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS
 OCT. 16.07
 STATE TAX

 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

1808900000 #

REAL ESTATE TRANSFER TAX
 0051850
 FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 OCT. 16.07
 COUNTY TAX

 REVENUE STAMP

000048279 #

REAL ESTATE TRANSFER TAX
 0025925
 FP 103028

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 Senior Vice President and attested by its Assistant Vice President this 20 day of September, 2007

THE RYLAND GROUP, INC.

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

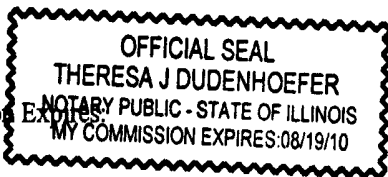
ATTEST:
Terry L. Cairns
TERRY L. CAIRNS, ASSISTANT VICE PRESIDENT

Property of Cook County Clerk's Office

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 SENIOR 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 SENIOR 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 26 day of September, 2007

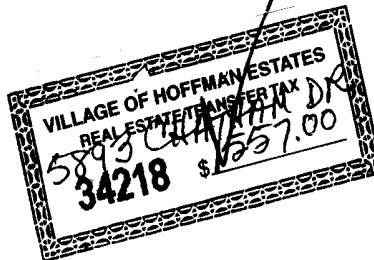


My Commission Expires

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:

SEND SUBSEQUENT TAX BILL TO:
Gregory M. Ferro
5893 Chatham Dr
Hoffman Estates, IL 60118

UNOFFICIAL COPY

Exhibit A

Lot 9 in Beacon Pointe Subdivision, being a subdivision of Lot 1 in Laufenburger Subdivision, a Subdivision in part of Fractional Section 5, Township 41 North, Range 9 East of the Third Principal Meridian, said Laufenburger Subdivision being subdivided according to the Plat of Laufenburger Subdivision recorded December 18, 2006 as Document No. 0635216073, and said Beacon Pointe Subdivision being subdivided according to Plat of Beacon Pointe Subdivision recorded December 18, 2006 as Document No. 0635216075, all in the Village of Hoffman Estates, Cook County, Illinois.

Common Address: 5893 CHATHAM DRIVE, Hoffman Estates, IL 60192

Permanent Index Number: 06-05-100-021, 06-05-100-022, 06-05-200-021 U/L

Property of Cook County Clerk's Office