

UNOFFICIAL COPY



Doc#: 0731826091 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/14/2007 11:43 AM Pg: 1 of 4

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

07002657
H

SPECIAL WARRANTY DEED
Statutory (ILLINOIS)

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 FRANK SPACHMAN and KARIN SPACHMAN husband and wife, residing at 11424 Prescott Lane, Westchester, IL 60154 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.

FIRST AMERICAN TITLE COMPANY
27775 DIEHL RD., WARRENVILLE, IL 60555
POLICY/RECORDING DEPT.

the following described Real Estate (the "Property") situated in the County of Cook in the State of ILLINOIS , to wit:

Common Address: 5945 LEEDS ROAD, 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.

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Property of Cook County Clerk

COOK COUNTY
REAL ESTATE TRANSACTION TAX
 COUNTY TAX

NOV.-9.07

786870000 #

REAL ESTATE TRANSFER TAX
0024875
FP 103028

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

NOV.-9.07

5818700000 #

REAL ESTATE TRANSFER TAX
0049750
FP 103027

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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 31 day of October, 2007

THE RYLAND GROUP, INC.

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

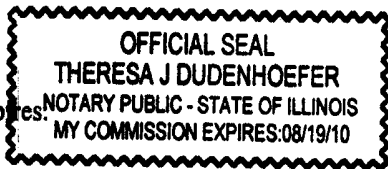
ATTEST:
Terry L. Cairns
TERRY L. CAIRNS, ASSISTANT VICE PRESIDENT

Property of *Copy*

STATE OF ILLINOIS }
COUNTY OF KANE } SS:

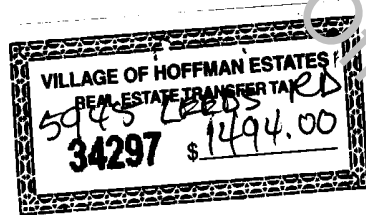
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that PETER G. SKELLY, personally known to me to be the SR. VICE PRESIDENT of THE RYLAND GROUP, INC., corporation, and TERRY L. CAIRNS personally known to me to be the ASSISTANT VICE PRESIDENT of said corporation, 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 31 day of October, 2007



Theresa J Dudenhofer
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:
VINCENT F. GIULIANO
7222 W. CERMAK RD
Suite 300
NORTH RIVERSIDE, IL
60546

SEND SUBSEQUENT TAX BILL TO:
Frank Spachman
Karen Spachman
5945 Leeds Road
Hoffman Estates, IL 60142

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Exhibit A

Lot 86 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 5945 LEEDS ROAD, HOFFMAN ESTATES, IL 60192

Permanent Index Number: 06-08-118-003-0000

Property of Cook County Clerk's Office