

UNOFFICIAL COPY

After Recording please send to:
Ryland Title Co.
1141 E. Main St. Suite 108
E. Dundee, IL 60118



Doc#: 1004740113 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/16/2010 11:42 AM Pg: 1 of 4

10-0079

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 MONA CHAPLA and AMUL G. CHAPLA, wife and husband residing at 1269 Deerfield Pkwy Apt 304 Buffalo Grove, IL 60089 as Tenants by the Entirety and not as Joint Tenants, nor as Tenants in Common (the "Grantee", his/her/their heirs and assigns forever):**
See Exhibit A attached hereto and made a part hereof.

FIRST AMERICAN TITLE COMPANY
37776 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: 2041 EDGARTOWN LANE, HOFFMAN ESTATES, IL 60192

Permanent Index Number: 06-05-407-002-0000

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 this 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.

4/1/10

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
 FEB. 10. 10
 STATE TAX

 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00435.50
FP 103027

7EE200000 #

COOK COUNTY
 FEB. 10. 10
 COUNTY TAX

 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
00217.75
FP 103028

7EE200000 #

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SUBJECT TO: Covenants, conditions, restrictions and easements of record; and to General Taxes for 2010 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 15th day of JAN 2010

THE RYLAND GROUP, INC.

By: [Signature]
JOHN P. CARROLL, OPERATIONAL VICE PRESIDENT

ATTEST:

[Signature]
MICHAEL P. MAHONEY, 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 JOHN P. CARROLL, personally known to me to be the OPERATIONAL VICE PRESIDENT of THE RYLAND GROUP, INC., corporation, and MICHAEL P. MAHONEY 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 15th day of JAN 2010

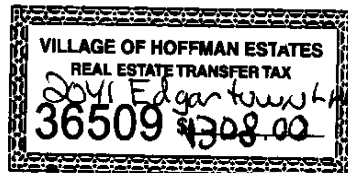
[Signature]
Notary Public

My Commission Expires: 1/11/10



THIS INSTRUMENT WAS PREPARED BY:

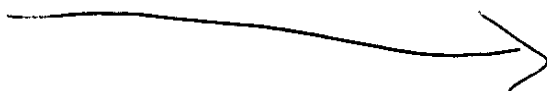
Timothy J. Geckle of
The Ryland Group, Inc.
1141 E. Main St., Suite 108
E. Dundee, IL 60118



MAIL TO:

SEND SUBSEQUENT TAX BILL TO:

MONA CHAPLA
AMUL G. CHAPLA
2041 EDGARTOWN LN
HOFFMAN ESTATES, IL 60192



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Exhibit A

Lot 191 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.

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