

# UNOFFICIAL COPY



Doc# 1718610069 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/05/2017 12:59 PM PG: 1 OF 3

(The Above Space for Recorders Use Only)

After Recording Return to:

CalAtlantic Title  
1141 E. Main St. Suite 108  
E. Dundee, IL 60118

FIRST AMERICAN TITLE  
FILE# No. 37508 - 44

1/2

## SPECIAL WARRANTY DEED

CalAtlantic Group, Inc., a Delaware corporation, as successor by merger to The Ryland Group, Inc. ("Grantor"), being a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS TO **Thomas Eugene Pinner, Jr. and Stefanie Star Cherry, husband and wife as tenants by the entirety** ("Grantee"), residing at 310 S. Main Street, Lombard, IL 60148, the following described real estate (the "Property") situated in the County of COOK, in the State of Illinois, to wit:

Legal Description: **See Attached Exhibit A**

Address: 1688 Pondview Drive, Hoffman Estates, IL 60192

Permanent Index Number: 06-08-211-011-0000 v/c

Together with the appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the Property TO HAVE AND TO HOLD the Property, unto Grantee, and Grantee's heirs and assigns forever.

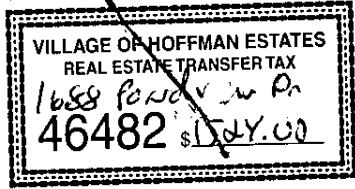
And Grantor, for itself, and its successors, does covenant to Grantee, and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, against all persons lawfully claiming by, through or under it.

**SUBJECT TO:** Covenants, conditions, restrictions and easements of record; building, zoning and other applicable ordinances and regulations of any applicable governing authority; and general taxes for 2017 and subsequent years.

S Y  
P 3  
S A  
SC V  
INT 18

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In Witness Whereof, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its Operational Vice Presidents this 22 day of June, 2017.



**CalAtlantic Group, Inc.,**  
a Delaware corporation

By: [Signature]  
Michael P. Mahoney, Operational Vice President

State of Illinois )  
) SS  
County of Kane )

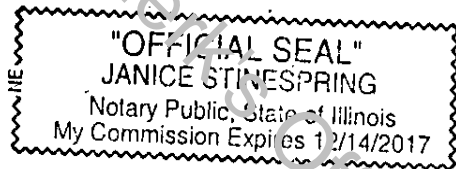
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Michael P. Mahoney, an Operational Vice President, of CalAtlantic Group, Inc., a Delaware corporation (the "Corporation"), personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, as such Operational Vice President, he signed and delivered said instrument, as his free and voluntary act, and as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of June, 2017

[Signature]  
NOTARY PUBLIC

**This instrument was prepared by:**

Brian Meltzer,  
Meltzer, Purtill & Stelle LLC  
1515 E. Woodfield Road, Suite 250  
Schaumburg, IL 60173



MAIL TO:

Thomas Eugene Pinner, Jr. and Stefanie Star  
Cherry  
1688 Pondview Drive  
Hoffman Estates, IL 60192

SEND SUBSEQUENT TAX BILLS TO:

Thomas Eugene Pinner, Jr. and Stefanie Star  
Cherry  
1688 Pondview Drive  
Hoffman Estates, IL 60192

REAL ESTATE TRANSFER TAX		29-Jun-2017
COUNTY:		253.75
ILLINOIS:		507.50
TOTAL:		761.25

06-08-211-011-0000 | 20170601677173 | 1-084-864-960

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**Escrow#: 37508-445**

## **EXHIBIT A**

Lot 27, DEVONSHIRE WOODS ESTATES, being a subdivision in Section 8, Township 41 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded July 25, 2007 under Document No. 0720615092 in the Official Public Records of Cook County, Illinois.

Permanent Index Number: 06-08-211-011-0000

Property of Cook County Clerk's Office