



\*1725512089D\*

Doc# 1725512089 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/12/2017 02:22 PM PG: 1 OF 3

FIRST AMERICAN TITLE  
FILE # 39088-445

After Recording Return to:

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

(The Above Space for Recorders Use Only)

File No. 39088 -445

**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 **Stephen A. Graham and Phyllis A. Graham, husband and wife as tenants by the entirety** ("Grantee"), residing at P.O. Box 915, Itasca, IL 60143, 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: 5852 Bur Oak Drive, Hoffman Estates, IL 60192

Permanent Index Number: 06-08-120-003-0000 *wlv*

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, or 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.

REAL ESTATE TRANSFER TAX

07-Sep-2017



COUNTY: 228.50  
ILLINOIS: 457.00  
TOTAL: 685.50

06-08-120-003-0000 | 20170801610382 | 1-574-235-072

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# UNOFFICIAL COPY

**Escrow#: 39088-445**

## EXHIBIT A

Lot 50, 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: 06-08-120-003-0000

**COOK COUNTY  
RECORDER OF DEEDS**

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Property of Cook County Clerk's Office