

UNOFFICIAL COPY

Doc#: 1829806028 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/25/2018 09:45 AM Pg: 1 of 3

Dec ID 20180501679691
ST/CO Stamp 1-257-950-368 ST Tax \$459.50 CO Tax \$229.75

182

NORTH AMERICAN
TITLE COMPANY

(The Above Space for Recorders Use Only)

15829-18-000137

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 **John Edward Kuszynski and June Carol Kuszynski, husband and wife as tenants by the entirety** ("Grantee"), residing at 1639 Bur Oak Drive, Hoffman Estates, IL 60192, 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: 1639 Bur Oak Drive, Hoffman Estates, IL 60192

Permanent Index Number: 06-08-121-001-0000

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.

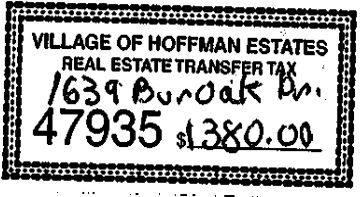
SUBJECT TO: Covenants, conditions, restrictions and easements of record; building, zoning and other applicable ordinances and regulations of any applicable governing authority; and general taxes for 2018 and subsequent years.

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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 Authorized Agents this 12 day of June, 2018.

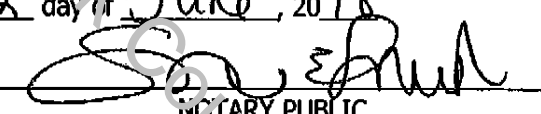
CalAtlantic Group, Inc., a Delaware corporation

By: MLM
 Michael P. Mahoney, Authorized Agent -
 Homebuilding/Sales Operations



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 Authorized Agent - Homebuilding/Sales Operations, 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 Authorized Agent - Homebuilding/Sales Operations, 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 12 day of June, 2018.

 NOTARY PUBLIC

This instrument was prepared by:

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



MAIL TO:
 John Edward Kuszynski and June Carol Kuszynski
 1639 Bur Oak Drive
 Hoffman Estates, IL 60192

SEND SUBSEQUENT TAX BILLS TO:
 John Edward Kuszynski and June Carol Kuszynski
 1639 Bur Oak Drive
 Hoffman Estates, IL 60192

REAL ESTATE TRANSFER TAX		23-Oct-2018
COUNTY:		229.75
ILLINOIS:		459.50
TOTAL:		689.25

06-08-121-001-0000 | 20180501679691 | 1-257-950-368

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15829-18-000137-IL

Property Address: 1639 Bur Oak Drive, Hoffman Estates, IL 60192

Parcel ID: 06-08-120-001-0000 U/L

LOT 20 IN 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 AS DOCUMENT NO. 0720615092, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office