

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Statutory (ILLINOIS)
(Corporation to Individual)

96918510

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 AND WARRANTS (the "Grantee", his/her/their heirs and assigns forever):

LARS E. JOHNSON and CAMERON YUNG JOHNSON, HUSBAND AND WIFE, as tenants by the entirety and not as tenants in common and not as joint tenants
52 AZALEA #123, SCHAUMBURG, IL 60173

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Common Address: 1477 STURGEON BAY, SCHAUMBURG, IL 60173

Permanent Index Number: 07-24-301-006 & 07-24-301-007

Said matter affects the land and other property.

DEPT-01 RECORDING \$25.50
7:0011 TRAN 4461 12/04/96 13:58:00
#2345 KP *-96-918510
COOK COUNTY RECORDER

Handwritten initials/signature

96918510

Cook County
REAL ESTATE TRANSACTION TAX
STAMP
DEC 09 1996

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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SUBJECT TO: Covenants, conditions, restrictions and easements of record; and to General Taxes for 1995, 1996 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 SECRETARY** this 1st day of **October, 1996**.

THE RYLAND GROUP, INC.

BY: *David Craft*
DAVID CRAFT, OPERATIONAL VICE PRESIDENT

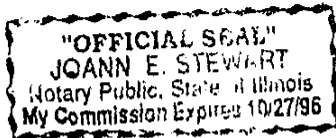
ATTEST: *M. P. Mahoney*
MICHAEL P. MAHONEY, ASSISTANT SECRETARY

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that DAVID CRAFT 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 SECRETARY 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 SECRETARY, 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 1st day of October 1996.

Commission expires:



Joann E. Stewart
Notary Public

This Instrument was prepared by:
ANN M. IVESTER
1051 Perimeter Drive, Suite 400
Schaumburg, IL 60173



MAIL TO:
LARS E. JOHNSON *Andrew R. Fogle*
1580 S. Milwaukee Ave
~~1477 STURGEON BAY~~ *#305*
~~SCHAUMBURG, IL 60173~~ *Libertyville, IL 60048*

SEND SUBSEQUENT TAX BILLS TO:
LARS E. JOHNSON
1477 STURGEON BAY
SCHAUMBURG, IL 60173

40893 PF
VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE & REAL ESTATE
AND ADMINISTRATION TRANSFER TAX
DATE 10/23/96
AMT. PAID

96948510

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LEGAL DESCRIPTION

PARCEL I:

THAT PART OF LOT 12 IN WYNDHAM COVE A RESUBDIVISION OF LOT 8 IN LINCOLN MEADOWS SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 1989 AS DOCUMENT 89007940 AND CERTIFICATE OF CORRECTION RECORDED JUNE 8, 1990 AS DOCUMENT 90271579, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED MARCH 21, 1996 AS DOCUMENT NUMBER 96218335, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 01 DEGREES 21 MINUTES 25 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 36.77 FEET; THENCE SOUTH 05 DEGREES 44 MINUTES 08 SECONDS WEST 23.04 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 85 DEGREES 44 MINUTES 08 SECONDS WEST 31.00 FEET; THENCE NORTH 04 DEGREES 15 MINUTES 52 SECONDS WEST 44.38 FEET; THENCE NORTH 85 DEGREES 44 MINUTES 08 SECONDS EAST 4.00 FEET; THENCE NORTH 04 DEGREES 15 MINUTES 52 SECONDS WEST 25.08 FEET; THENCE NORTH 85 DEGREES 44 MINUTES 08 SECONDS EAST 27.00 FEET; THENCE SOUTH 04 DEGREES 15 MINUTES 52 SECONDS EAST 69.46 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PARCEL II:

NON-EXCLUSIVE EASEMENT APPURTENANT FOR INGRESS, EGRESS AND DRIVEWAY FOR THE BENEFIT OF PARCEL I OVER COMMON AREA AS SET FORTH IN DECLARATION RECORDED MARCH 29, 1996 AS DOCUMENT 96243158.

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