

SPECIAL WARRANTY DEED

Statutory (ILLINOIS)
(Corporation to Individual)

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1063
96-1100

97044627

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):

ROBERT F. VILLAFLOR and MIRASOL VILLAFLOR, HUSBAND AND WIFE, as joint tenants with rights of survivorship and not as tenants in common and not as tenants by the entirety
1538 SOUTH KASPAR AVE, ARLINGTON HEIGHTS
IL 60005

DEPT-01 RECORDING \$25.30
T#0011 TRAN 5221 01/21/97 14:42:00
#3565 : KP #-97-044627
COOK COUNTY RECORDER

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

2550
4

Common Address: **1480 WYNDHAM COVE LANE, SCHAUMBURG IL 60173**

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

Said matter affects the land and other property.

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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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LEGAL DESCRIPTION

PARCEL I:

THAT PART OF LOT 1 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 SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 72 DEGREES 29 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1; A DISTANCE OF 29.79 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 40 MINUTES 37 SECONDS WEST 31.00 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 23 SECONDS EAST 44.38 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 37 SECONDS EAST 4.00 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 23 SECONDS EAST 25.08 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 37 SECONDS EAST 27.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 23 SECONDS WEST 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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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 **December, 1996**.

THE RYLAND GROUP, INC.

BY: David Craft
DAVID CRAFT, OPERATIONAL VICE PRESIDENT

ATTEST: Michael 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 **December, 1996**.

Commission expires:



Kim J Long
Notary Public

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

MAIL TO:
ROBERT F. VILLAFOR
1480 WYNDHAM COVE LANE
SCHAUMBURG IL 60173

SEND SUBSEQUENT TAX BILLS TO:
ROBERT F. VILLAFOR
1480 WYNDHAM COVE LANE
SCHAUMBURG IL 60173

970440007

41432 F
OFFICE OF SCHAUMBURG
DEPT. OF FINANCE, REAL ESTATE
AND ADMINISTRATION TRANSFER TAX
DATE 01/01/97
AMT. PAID _____

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