

UNOFFICIAL COPY



Doc#: 0525718016 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/14/2005 10:43 AM Pg: 1 of 4

32-67-368 D
DI Janet

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that TIMBER TRAILS COUNTRY CLUB, INC., an Illinois corporation ("Grantor"), for Ten Dollars and other valuable consideration received by Grantor from First National Bank of LaGrange, as Trustee under Trust Agreement dated September 6, 2005, and known as Trust No. 4576 ("Grantee"), with Grantee's mailing address being 620 West Burlington, LaGrange, IL 60525, does hereby give, grant, bargain, sell and convey unto Grantee, and Grantee's successors and assigns, the following described premises ("Premises"):

See Legal Description Attached as Exhibit A.

SUBJECT TO: general real estate taxes not due and payable at time of closing; special assessments confirmed after August 30, 2005, building, building line and use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances; easements for public utilities; and drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

TO HAVE AND TO HOLD the above Premises, with the appurtenances thereunto belonging unto Grantee and Grantee's successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL FOREVER DEFEND, the said Premises against all persons lawfully claiming, or to claim the same, by through or under it, subject only to those matters described above.

Note: Grantor is executing and delivering this Special Warranty Deed to Grantee to fulfill/satisfy the terms and conditions of a Sales Contract dated August 30, 2005 ("Agreement"). Grantee's acceptance of this Special Warranty Deed shall and does constitute Grantee's acknowledgment and agreement that:

(a) Grantor has fully completed all of Grantor's duties/obligations to Grantee pursuant to and under the Agreement; and,

Box 400-CTCC

STATE OF ILLINOIS	
STATE TAX	SEP. 13. 05
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

# 0000003725	REAL ESTATE TRANSFER TAX
	00400.00
	FP 103024

COOK COUNTY REAL ESTATE TRANSACTION TAX	
COUNTY TAX	SEP. 13. 05
REVENUE STAMP	

# 0000001705	REAL ESTATE TRANSFER TAX
	00200.00
	FP 103022

UNOFFICIAL COPY

(b) Grantee is accepting and has accepted the Premises, and any and all matters and conditions to Grantee's ownership, development and/or enjoyment thereof and/or construction thereon AS IS, WHERE IS and without any representation or warranty whatsoever from Grantor and/or Grantor's representatives, consultants, agents and/or employees.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed to Grantee on this 1st day of September, 2005.

TIMBER TRAILS COUNTRY CLUB, INC.

By: Geoffrey A. Anderson
Geoffrey A. Anderson, President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Before me, a notary public in and for Cook County, Illinois, personally appeared the above-named TIMBER TRAILS COUNTRY CLUB, INC. ("Corporation"), by Geoffrey A. Anderson, its President, who acknowledged that he did sign the foregoing Special Warranty Deed and that the same is the free act and deed of the Corporation and his free act and deed as President of the Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Chicago, Cook County, Illinois, this 1st day of September, 2005.

J.E.R.

Notary Public

This instrument prepared by:
Jonathan E. Rothschild
Rothschild, Barry & Myers
55 West Monroe Street, Suite 3900
Chicago, Illinois 60603



Return after recording to:
Thomas J. Anselmo
Freedman Anselmo Lindberg & Rappe LLC
1807 West Diehl Road, Suite 333
Naperville, IL 60563

Mail future tax bills to:
First National Bank of LaGrange
600 W. Buckingham Ave
LaGrange, IL 60525

UNOFFICIAL COPY

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract and to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind to release convey or assign any right, title or interest in or about easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced upon said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof, the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

UNOFFICIAL COPY

EXHIBIT A

Legal Description

LOT 15 AND LOT 14 EXCEPT THAT PART OF LOT 14 LYING WESTERLY OF A LINE DRAWN FROM THE MOST SOUTHEASTERLY CORNER OF SAID LOT 14 (SAID CORNER BEING 75.00 FEET EAST OF THE SOUTHWESTERLY CORNER OF SAID LOT 14) TO A POINT IN THE NORTHERLY LINE OF SAID LOT 14, SAID POINT BEING 21.11 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 14 (AS MEASURED ON THE ARC OF SAID LINE, HAVING A CHORD DISTANCE OF 21.00 FEET); IN RIDGEWOOD UNIT NO. 12-A BEING A RESUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. STREET ADDRESS: 1033 LINDEN LANE

PINS: 18-18-220-007; 18-18-220-051

Address: 1033 Linden Lane, Western Springs, IL 60558