# UNOFFICIAL COPY

MAIL TO: Nancy M. Sproviero Attorney At Law 633 S. LaGrange Rd., #11 LaGrange, IL 60525 Doc#: 1422601033 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 08/14/2014 11:34 AM Pg: 1 of 3

First American Title Order # 254 608

### SPECIAL WARRANTY DEED

The party of the first part, as Grantor, REAL PROPERTY HOLDING — WESTERN SPRINGS, IL, LLC, a Delaware I imited Liability Company, chartered and existing under and by virtue of the laws of the State of Deleware, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations receipt of which is hereby acknowledged in hand paid, does GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY unto to the party of the second part, as Grantee:

Herbert C. Livermore and Barbara C. Livermore, husband and wife, of 4534 Dubois Blvd., Brookfield, IL 60513, or their assigns and heirs, to have and to hold forever, not as tenants in common nor as joint tenants, but as Tenants By The Entirety, the following described Real Estate situated in the County of Cook, in State of Illinois, described as follows, to wit:

Lot 249-1, being that part of Lot 249 described as follows:

SEE ATTACHED LEGAL DESCRIPTION.

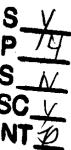
SUBJECT TO: Existing Covenants, Conditions, Easements and Restrictions of Record, Declaration of record, Association dues accruing after date of deed, and to General Taxes for the 2<sup>nd</sup> half of the year 2013 and subsequent years.

And the party of the first part, for itself, and its successors, does covenant, promise and ap eq, to and with the party of the second part, its heirs 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, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by through or under it, subject to all liens and encumbrances that the party of the second part is obligated to discharge, and not otherwise.

Permanent Tax Index Number: 18-18-405-040-0000 (underlying parcel) Address of Real Estate: 1048 Hickory Dr., Western Springs, IL 60558

REAL ESTATE TRANSFER TAX			29-Jul-2014
	Ø2	COUNTY:	330.50
		ILLINOIS:	661.00
	V.	TOTAL:	991.50

18-18-405-040-0000 20140701610017 2-061-535-360



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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its sole Member this 25 day of July, 2014.

REAL PROPERTY HOLDING – WESTERN SPRING, IL, LLC, a Delaware Limited Liability Company

By: TIMBER TRAILS, LLC., a Delaware limited liability

company
Its: Member:

By: MOF II HOLDINGS, LLC, a Delaware limited liability

company

Its: Member:

By:

Seth Taul

Its: Manager

STATE OF ILLINOIS

SS.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the Co mty and State aforesaid, DO HEREBY CERTIFY that SETH TAUBE, personally known to me to be an authorized signatory of MOF II HOLDINGS, LLC, member of TIMBER TRIALS, LLC, member of REAL PROPERTY HOLDING — WESTERN SPRINGS, IL, LLC., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Authorized Signatory, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said Companies, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23

**Commission Expires:** 

Notary Public

OFFICIAL SEAL
MICHELE B FISH
NOTARY PUBLIC - STATE OF ILLINOIS

This Instrument was prepared by: Lester N. Arnold, 1405 Wright Blvd., Schaumburg, IL 60193

Send subsequent Tax Bills to: Herbert C. & Barbara C. Livermore

1048 Hickory Dr., Western Springs, IL. 60558

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#### **EXHIBIT A**

### LEGAL DESCRIPTION

Legal Description: Lot 249-1

LOT 249 IN TIMBER TRAILS SUBDIVISION UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALONG WITH PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT RECORDED OCTOBER 27, 2005, AS DOCUMENT NUMBER 0530003135 AND AMENDED BY CERTIFICATES OF CORRECTION RECORDED FEBRUARY 15, 2006 AS DOCUMENT NUMBER 4664634053, APRIL 20, 2006 AS DOCUMENT NUMBER 0611039001 AND AUGUST 28, 2006 AS DOCUMENT NUMBER 0624031066, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 249, THENCE SOUTH 19 DEGREES 12 MINUTES 26 SECONDS EAST, A DISTANCE OF 51.58 FEET; THENCE SOUTH 70 DEGREES 17 MINUTES 35 SECONDS WEST, A DISTANCE OF 9 FEET; THENCE SOUTH 19 DEGREES 12 MINUTES, 26 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 70 DEGREES 47 MINUTES 35 SECONDS EAST, A DISTANCE OF 9.00 FEET; THENCE SOUTH 19 DEGREES 12 MINUTES 26 SECONDS EAST, A DISTANCE OF 43.42 FEET; THENCE SOUTH 70 DEGREES 47 (II) UTES 35 SECONDS WEST, A DISTANCE OF 105.39 FEET TO A POINT OF RVE; The...
HORD LENGTH Or ...
ESCRIBED COURSE NORTH ...
ORTH 70 DEGREES 47 MINUTES 35 ...
N COOK COUNTY, ILLINOIS.

Permanent Index #'s: 18-18-405-040-0000 Vol.No 082

Property Address: 1048 Hickory Drive, Western Springs, Illinois 60558 CURVE; THENCE SOUTHWESTERLY ALONG A CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 165.00 AND A DESCRIBED COURSE NORTH 19 DEGREES 12 MINUTES 26 SECONDS WEST, A DISTANCE OF 115.06 FEET; THENCE NORTH 70 DEGREES 47 MINUTES 35 SECONDS EAST, A DISTANCE OF 109.67 FEET TO THE POINT OF BEGINNING, ALL