



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

MAIL TO:
Nancy M. Sproviero
Attorney At Law
633 S. LaGrange Rd., #11
LaGrange, IL 60525

First American Title
Order # 254608

SPECIAL WARRANTY DEED

The party of the first part, as Grantor, REAL PROPERTY HOLDING – WESTERN SPRINGS, IL, LLC, a Delaware Limited Liability Company, chartered 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 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 2nd half of the year 2013 and subsequent years.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, 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



COUNTY:	330.50
ILLINOIS:	661.00
TOTAL:	991.50

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

S V
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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its sole Member this 25th 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: [Signature]

Seth Taube

Its: Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County 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 25th day of July, 2014.
Commission Expires:

Michele B. Fish
Notary Public



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 0624634053, 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 47 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 MINUTES 35 SECONDS WEST, A DISTANCE OF 105.39 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 165.00 AND A CHORD LENGTH OF 4.28 FEET, A DISTANCE OF 4.28 FEET; THENCE ALONG A LINE NONTANGENT TO THE LAST 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 IN COOK COUNTY, ILLINOIS.

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

Property Address: 1048 Hickory Drive, Western Springs, Illinois 60558

Cook County Clerk's Office