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MAIL TO:
Matthew M. Klein
Attorney At Law
322 W. Burlington
LaGrange, IL 60525

Doc#: 1519826057 Fee: \$42.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2015 02:48 PM Pg: 1 of 3

First American Title
Order # 2691692

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 Grantees:

Gregory Roszkowski and Patricia Roszkowski, of 64 Chestnut Ave., Clarendon Hills, IL 60514, 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 235-1 in Timber Trails Subdivision, being 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 2014 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: 18-18-406-001-0000
Address of Real Estate: 1045 Hickory Dr., Western Springs, IL 60558

S / X
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S / N
SC / Y
INT / D

UNOFFICIAL COPY

On this 5th day of June, 2015, by aforesaid Grantor.

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 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 5th day of June, 2015.
Commission Expires:


Notary Public

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

Send subsequent Tax Bills to: Gregory Roszkowski & Patricia Roszkowski
1045 Hickory Dr., Western Springs, IL 60558



REAL ESTATE TRANSFER TAX		09-Jul-2015
COUNTY:		291.50
ILLINOIS:		583.00
TOTAL:		874.50

18-18-406-001-0000 | 20150601693023 | 0-145-886-080

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EXHIBIT A - LEGAL DESCRIPTION

That part of Lot 235, in Timber Trails Subdivision Unit No. 1, being a subdivision of part of the Southeast 1/4 and the Northeast 1/4 of Section 18, Township 38 North, Range 12 East of the Third Principal Meridian, along with part of the Southwest 1/4 of Section 17, Township 38 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded Oct. 27, 2005 as document no. 0530003135 and Certificates of Correction recorded Feb. 15, 2006 as document no. 0604634053, April 20, 2006 as document no. 0611039001 and August 28, 2006 as document no. 0624031066 described as follows: Beginning at the Northeast corner of said Lot 235; thence South 19degrees 12 minutes 25 seconds East along the East line of said Lot 235, a distance of 115.00 feet to the Southerly line of said Lot 235; thence South 70 degrees 47 minutes 35 seconds West along the South line of said Lot 235, a distance of 51.00 feet; thence North 19 degrees 12 minutes 25 seconds West, a distance of 115.00 feet to the South Right of Way line of Hickory Drive; thence North 70 degrees 47 minutes 35 seconds East along the South Right of Way of Hickory Drive to the Point of Beginning, a distance of 51.00 feet, all in Cook County, Illinois.

Property of Cook County Clerk's Office