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MAIL TO:
Lester N. Arnold
Attorney At Law
1405 Wright Blvd.
Schaumburg, IL 60193

Doc#: 1535826007 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/24/2015 09:48 AM Pg: 1 of 4

FIRST AMERICAN TITLE
FILE # 2703258

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:

Timber Trails Development Company, LLC, an Illinois Limited Liability Company, of 1010 White Pine Lane, Western Springs, IL 60558, to have and to hold forever, the following described Real Estate situated in the County of Cook, in State of Illinois, described as follows, to wit:

Lot 238-1 in Timber Trails Subdivision, 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 year 2015 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: 18-18-406-004-0000
Address of Real Estate: 1019 Hickory Dr., Western Springs, IL 60558

B Y
P Y
S Y
SC Y
INT Y

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its sole Member this 15th day of December, 2015.


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, it's manager, 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 15th day of December, 2015.
Commission Expires:

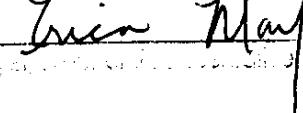

Notary Public

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

Send subsequent Tax Bills to: Timber Trails Development Company, LLC
1010 White Pine Lane - Grantlee
Western Springs, IL 60558



Exempt under provision of
Paragraph E, Section 31-45
Property tax Code.

12-17-15 

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 238, 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 OCTOBER 27, 2005 AS DOCUMENT NO. 0530003135 AND CERTIFICATES OF CORRECTION RECORDED FEBRUARY 15, 2006 AS DOCUMENT NO. 0604634053, APRIL 20, 2006 AS DOCUMENT NO. 0611039001 AND AUGUST 28, 2006 AS DOCUMENT NO. 0624031066 IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 18-18-406-004 Vol.No 082

Property Address: 1019 Hickory Drive, Western Springs, Illinois 60558

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12-15, 2015

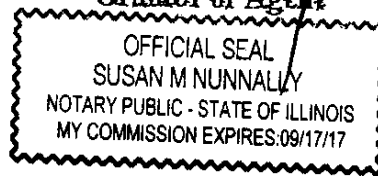
Signature: _____

Grantor or Agent

Subscribed and sworn to before me

By the said Agent
This 15 day of December, 2015

Notary Public Susan M Nunnally



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 12-15, 2015

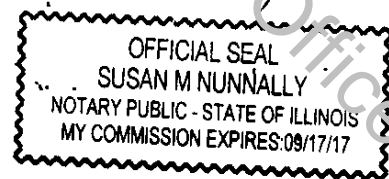
Signature: _____

Grantee or Agent

Subscribed and sworn to before me

By the said Agent
This 15 day of December, 2015

Notary Public Susan M Nunnally



Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)