

# UNOFFICIAL COPY



MAIL TO:

~~Lester N. Arnold~~ Daniel G. Quinn, Att.  
Attorney At Law 4479 Central Ave.  
1405 Wright Blvd. Western Springs, IL  
Schaumburg, IL 60193. 60558

Doc#: 1604210028 Fee: \$64.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/11/2016 10:39 AM Pg: 1 of 3

**FIRST AMERICAN TITLE**  
**FILE #** 2034769

## 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:

~~Robert J. Rivas & Mary Anne Rivas~~ <sup>Robert J. Rivas & Mary Anne Rivas husband & wife, not as tenants-in-common nor as an Illinois Limited Liability Joint Tenants</sup> 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: \* but as Tenants by the Entirety, of 4036 Woodland Ave, Western Springs, IL 60558,

Lot 37 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: 18-18-403-003-0000

Address of Real Estate: 5918 Parkview Dr., Western Springs, IL 60558

REAL ESTATE TRANSFER TAX		10-Feb-2016
	COUNTY:	410.25
	ILLINOIS:	820.50
	TOTAL:	1,230.75

18-18-403-003-0000 | 20160101664966 | 1-077-727-808

S N  
P 3  
S N  
SC V  
INT AB



# UNOFFICIAL COPY

**Lot 37, 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 in Cook County, Illinois.**

Property of Cook County Clerk's Office