

UNOFFICIAL COPY



Doc#: 1609704018 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/06/2016 02:36 PM Pg: 1 of 3

MAIL TO:
Lester N. Arnold
Attorney at law
105 S. Roselle Rd., Suite 102
Schaumburg, IL. 60193

FIRST AMERICAN TITLE
FILE # 2731023

SPECIAL WARRANTY DEED

The party of the first part, as Grantor, REAL PROPERTY HOLDING – WESTERN SPRINGS, IL. PHASE 2 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:

TIMBER TRAILS DEVELOPMENT COMPANY, LLC., an Illinois limited liability company, chartered and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, and/or its successors and assigns in interest, 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 221 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 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: 18-18-416-019-0000
Address of Real Estate: 1101 White Pine Lane, Western Springs, IL. 60558

REAL ESTATE TRANSFER TAX

06-Apr-2016



COUNTY: 194.75
ILLINOIS: 389.50
TOTAL: 584.25

18-18-416-019-0000 | 20160301682299 | 1-290-260-032

6
P
S
C
I
N
3
N
Y
R

UNOFFICIAL COPY

Lot 221, in Timber Trails Subdivision Unit No. 2, 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