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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



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 receive 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 LC., 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 Tax is 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:	194.75 389.50
TOTAL: 18-18-416-019-0000 20160301682299			584.25 1-290-260-032

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its sole Member this day of 1 (670/4, 2016.

> REAL PROPERTY HOLDING - WESTERN SPRINGS, IL., PHASE 2 LLC., a Delaware Limited Liability Company

> By: TIMBER TRAILS, LLC., a Delaware limited liability

Its: Member -

By: MOF II HOLDINGS, LLC, a Delaware limited

Liability company.

Its: Member:

Its: Manager

Opony Ox Coot STATE OF ILLINOIS COUNTY OF COOK

I, the undersigned, a Notary Public in and for the Cou ity and State aforesaid, DO HEREBY CERTIFY that SETH TAUBE, its Manager, is personally known to me to be an authorized signatory of MOF II HOLDINGS, LLC., member of TIMBER TRAILS, LLC,, member of REAL PROPERTY HOLDING -WESTERN SPRINGS, IL PHASE 2 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 Congresses, for the uses and purposes therein set forth.

Given under my hand and official seal, this

Commission Expires:

This Instrument was prepared by: Lester N. Amold, 105 S. Roselle Rd., Ste. 102, Schaumburg, IL 69 93

Send subsequent Tax Bills to: TIMBER TRAILS DEVELOPMENT COMPANY, LLC. 1010 White Pine Lane Western Springs, IL 60558

MICHELE B FISH "OFFICIAL SEAL" My Commission Expires October 6, 2018

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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 Cook County Clerk's Office document no. 0611039001 and August 28, 2006 as document no. 0624031066 in Cook County, Illinois.