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This instrument was prepared by  
and upon recording mail to:

Gudmundson Law, P.C.  
Attention: Scott Gudmundson  
250 Parkway Drive, Suite 150  
Lincolnshire, IL 60069



Doc#: 1618149040 Fee: \$48.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/29/2016 02:58 PM Pg: 1 of 6

## SPECIAL WARRANTY DEED

Statutory - Illinois

**REAL PROPERTY HOLDING – WESTERN SPRINGS IL, PHASE 2, LLC**, a Delaware limited liability company (“Grantor”), 375 Park Avenue, Suite 3304, New York, NY 10052, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) unto **FLAGG CREEK TOWNHOMES, LLC**, an Illinois limited liability company, 375 Park Avenue, Suite 3304, New York, NY 10052, the following described real property together with all improvements and fixtures located thereon situated in the County of Cook, in the State of Illinois, to wit:

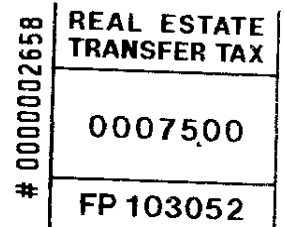
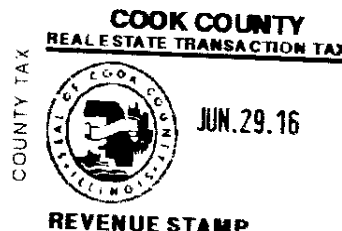
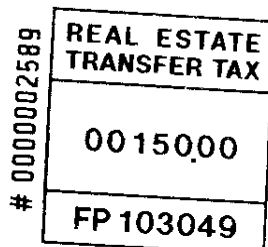
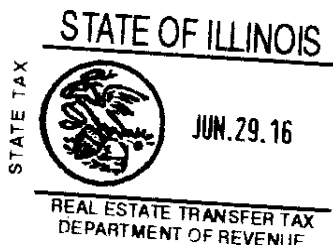
See Exhibit A, attached hereto.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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, except as herein recited, and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the following:

General real estate taxes not due and payable at time of closing; and all exceptions identified in Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): See Exhibit A, attached hereto

Address(es) of Real Estate: See Exhibit A, attached hereto



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IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its sole Member as of this 29<sup>th</sup> day of June, 2016.

**REAL PROPERTY HOLDING – WESTERN SPRINGS IL, PHASE 2, LLC.** a Delaware limited liability company

By: TIMBER TRAILS LLC, a Delaware limited liability company, its sole Member

By: MOF II HOLDINGS LLC, a Delaware limited liability company, its sole Member and sole Manager

By:   
Name: Richard T. Allorto  
Its: Chief Financial Officer

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State of New York )  
 )  
County of \_\_\_\_\_ ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Richard T. Allorto, the Chief Financial Officer of MOF II HOLDINGS LLC, a Delaware limited liability company, the sole Member and sole Manager of TIMBER TRAILS LLC, a Delaware limited liability company, the sole Member REAL PROPERTY HOLDING – WESTERN SPRINGS IL, PHASE 2, LLC, a Delaware limited liability company (“Grantor”), who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Chief Financial Officer, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of MOF II HOLDINGS LLC in its capacity as the sole Member and sole Manager of TIMBER TRAILS LLC, as the sole Member of Grantor, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 29 day of June, 2016.

Michele B. Fish  
NOTARY PUBLIC

My Commission expires: 10-6-18

Send Subsequent Tax Bills to:

Flagg Creek Townhomes, LLC  
c/o: MOF II Holdings, LLC  
375 Park Avenue, Suite 3304  
New York, NY 10052



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## EXHIBIT "A" LEGAL DESCRIPTION

LOT 253 IN TIMBER TRAILS SUBDIVISION UNIT 2, BEING A RESUBDIVISION OF OUTLOT N IN TIMBER TRAIL SUBDIVISION UNIT 1, OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALONG WITH PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID TIMBER TRAILS SUBDIVISION UNIT 2, RECORDED FEBRUARY 22, 2007 AS DOCUMENT 0705315075, ALL IN COOK COUNTY, ILLINOIS.

253	2	6108 Flagg Creek Lane	Western Springs, IL	60558	18-18-407-032
253	2	6110 Flagg Creek Lane	Western Springs, IL	60558	18-18-407-032
253	2	6112 Flagg Creek Lane	Western Springs, IL	60558	18-18-407-032
253	2	6114 Flagg Creek Lane	Western Springs, IL	60558	18-18-407-032
253	2	6116 Flagg Creek Lane	Western Springs, IL	60558	18-18-407-032

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## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. General real estate taxes for the year(s) 2014 and subsequent years.
2. The land lies within the boundaries of a Special Service Area as disclosed by Ordinance recorded as Document 0633117080, and is subject to additional taxes under the terms of said Ordinance and subsequent related Ordinances.
3. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
4. Building lines, setbacks, notes and other matters as shown on the plat of Timber Trails Subdivision Unit 2.
5. Public utility easements and the provisions contained therein as shown on the Plat of Timber Trails Subdivision Unit 2.
6. Terms, provisions, conditions and restrictions contained in Community Declaration for Timber Trails of Western Springs recorded February 2, 2007 as document 0703334023, relating in part to assessments and liens thereto.

Special Amendment No. 1 to Community Declaration for Timber Trails of Western Springs recorded September 14, 2007 as document 0725702058.

Special Amendment No. 2 to Community Declaration for Timber Trails of Western Springs recorded January 6, 2009 as document 0900649002.

Assignment of Declarant's Rights in and to the Community Declaration of Timber Trails of Western Springs to Susan Hendricks and Michael Hendricks recorded October 10, 2014 as document 1428355079.

Assignment of Declarant's Rights in and to the Community Declaration of Timber Trails of Western Springs to Real Property Holding - Western Springs, IL, LLC and Real Property Holding - Western Springs, IL Phase 2, LLC recorded October 10, 2014 as document 1428355080.

Special Amendment No. 3 to Community Declaration for Timber Trails off Western Springs recorded October 10, 2014 as document 1428355081.

7. Clarifications and/or Additional Provisions contained in Surveyor's Certificate of Correction recorded February 15, 2006 as document 0604634053, relating to Utility and Drainage Easement Provisions and Easement Provisions.
8. Release of all claims for damages to land adjoining the property conveyed to the Illinois State Toll Highway Commission of the State of Illinois by deeds from Harold C. Vial and others recorded as documents 17017593, 17065114 and

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17160467 which may be sustained by said grantors by reason of the taking of the land therein conveyed.

9. Easement for drain tiles over part of the land as disclosed by document 14901558.

(Affects underlying property)

10. Grant of easement to Commonwealth Edison Company, its successors and assigns, to install, maintain, repair and operate their equipment together with right of access to same as contained in grant recorded March 3, 1975 as document 23009651 and the terms and provisions contained therein over the North 5 feet of Outlot N.

11. Order dated March 1, 2005 and recorded March 10, 2005 as document 0506939031 granting the motion to approve disconnection from the Hinsdale Sanitary District.

(Affects underlying property)

12. Terms and conditions contained in Resolution No. 05-1858 recorded March 23, 2005 as document 0508203048, approving and authorizing the execution of an Annexation Agreement entered into between the Village of Western Springs and Western Springs One L.L.C. relative to the Timber Trails Country Club property. Notice of approval recorded April 15, 2005 as document 0510519136.

13. Terms and conditions contained in Ordinance No. 05-2335 recorded March 23, 2005 as document 0508203049, annexing certain property known as the Timber Trails Country Club property into the Village of Western Springs, and approving a Plat of Annexation to the Village of Western Springs relative to said property

14. Terms and conditions contained in Ordinance No. 05-2337 recorded March 23, 2005 as document number 0508203050, approving the Timber Trails Subdivision and conditional use for a Planned Development granted to Western Springs One L.L.C., for the construction, operation and maintenance of a single-family residential development consistent with the approved preliminary site plan and Annexation Agreement entered into between the Village of Western Springs and Western Springs One L.L.C. relative to the Timber Trails Country Club Property.

15. Terms and conditions contained in Ordinance No. 2004-3 recorded March 25, 2005 as document 0508416136, providing for the annexation of certain territory contiguous to and served by the LaGrange Highlands Sanitary District.

16. All roadways as shown on the Plat of Timber Trails Subdivision Unit 2 recorded February 22, 2007 as document 0705315075 are dedicated for public right of way purposes.