



Doc#: 1618101127 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/29/2016 02:26 PM Pg: 1 of 4

MAIL TO:
Nicholas F. Esposito
Attorney at law
7055 Veterans Blvd. #B
Burr Ridge, IL. 60527

FIRST AMERICAN TITLE
FILE # 2709024

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, between FLAGG CREEK TOWNHOMES, 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, as Grantor, 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 Grantee, ~~KATHLEEN NEVILLE~~ ^{* MAUREEN H. CHOTT}, of 1118 Longmeadow Lane, Western Springs, IL. 60558, FOREVER, by virtue of this instrument, all the following described Real Estate situated in the County of Cook, in State of Illinois, described as follows, to wit: ^{* MAUREEN H. CHOTT, FIRST NATIONAL BANK OF LAGRANGE, AS TRUSTEES OF THE KATHLEEN NEVILLE 2001 TRUST} Lot 258-3 in Timber Trails Subdivision Unit No. 2, described as follows:

SEE ATTACHED LEGAL DESCRIPTION.
PIN #: 18-18-407-037-0000 (underlying parcel)
ADDRESS: 5916 Flagg Creek Lane, Western Springs, IL. 60558

Together with all and singular the hereditaments and appurtenances thereto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the grantee, their successors and assigns forever.

And the grantor, for itself, and its successors, does covenant, promise and agree, to and with the grantee, their 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, or to claim the same, by, through or under it, grantor WILL WARRANT AND DEFEND, subject to general real estate taxes for 2nd half 2015 and subsequent years, and the permitted exceptions set forth on Exhibit B attached hereto, subject to all liens and encumbrances that the grantee is obligated to discharge, and not otherwise.

(Signature page follows).

REAL ESTATE TRANSFER TAX		14-Jun-2016
	COUNTY:	234.75
	ILLINOIS:	469.50
	TOTAL:	704.25
18-18-407-037-0000 20160501607390 0-981-181-760		

S
S
S
S
SC
INT
[Handwritten signatures and initials]

UNOFFICIAL COPY

05-17-16:19:37 Donghua USA Inc.

17087831801

16306923096

2012

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its sole Member this 23 day of May, 2016.

FLAGG CREEK TOWNHOMES, LLC, an Illinois Limited Liability Company

By: MOF II HOLDINGS, LLC, a Delaware limited liability company

Its: Sole Member:

By: [Signature]
Name: Richard Allecto
Its: CFO

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 Richard Allecto is personally known or identified to me to be an authorized signatory of MOF II HOLDINGS, LLC, sole member of FLAGG CREEK TOWNHOMES, LLC, an Illinois Limited Liability Company, appeared before me this day in person and acknowledged that as such authorized signatory he signed and delivered the said instrument pursuant to authority given by said limited liability companies, 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 23rd day of May, 2016.
Commission Expires: 10-6-18
Michele B. Fish
Notary Public

This instrument was prepared by: Lester N. Arnold, 105 S. Roselle Rd., Ste. 102 Schaumburg, IL 60193

Send subsequent Tax Bills to: KATHLEEN M. NEVILLE
5916 Flagg Creek Lane
Western Springs, IL. 60558



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: THAT PART OF LOT 258 IN TIMBER TRAILS SUBDIVISION UNIT 2, BEING A RESUBDIVISION OF OUTLOT N IN TIMBER TRAILS SUBDIVISION UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED OCTOBER 27, 2005 AS DOCUMENT NO. 0530003135 DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF LOT 258; THENCE NORTH 02 DEGREES, 14 MINUTES, 23 SECONDS EAST, A DISTANCE OF 76.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 02 DEGREES, 14 MINUTES, 23 SECONDS EAST, A DISTANCE OF 30 FEET; THENCE SOUTH 87 DEGREES, 45 MINUTES, 37 SECONDS EAST TO A POINT ON A CURVE NON TANGENT TO THE LAST DESCRIBED LINE; AND THE WEST RIGHT OF WAY OF FLAGG CREEK DRIVE, A DISTANCE OF 115.62 FEET; THENCE ALONG A CURVE TO THE SOUTHEAST, BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 165.00 FEET, AN ARC DISTANCE OF 30.53; THENCE NORTH 87 DEGREES, 45 MINUTES, 37 SECONDS WEST TO THE POINT OF BEGINNING, A DISTANCE OF 121.06 FEET, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 18-15-407-037 Vol.No 082

Property Address: 5916 Flagg Creek Lane, Western Springs, Illinois 60558

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT B****PERMITTED EXCEPTIONS**

1. General real estate taxes for 2nd half 2015 and subsequent years;
2. Special municipal taxes or assessments for improvements not completed and unconfirmed special municipal taxes or assessments;
3. Applicable zoning and building laws, ordinances and other agreements between Grantor and the Village of Western Springs, IL. or other governmental bodies;
4. The Community Declaration for Timber Trails of Western Springs recorded in the Office of the Recorder of Deeds for Cook County, Illinois on February 2, 2007, as Document No. 0703334023, including any and all exhibits, amendments and supplements thereto;
5. Easements, covenants, conditions, agreements, building lines and restrictions of record;
6. Acts done or suffered by Grantee.

Property of Cook County Clerk's Office