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1619004095 Fee: \$46.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00 MAIL TO: Karen A. Yarbrough Vanessa Cici Fry Cook County Recorder of Deeds Attorney at law

Date: 07/08/2016 03:04 PM Pg: 1 of 5 18 W 140 Butterfield Rd., #1100

FIRST AMERICAN TITLE

Oak Brook Terrace, IL, 60181

SPECIAL WARRANTY DEED

THIS SPECIAL WARPANTY 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 here by acknowledged in hand paid, does GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY unto to the Grantee, ELLA BAZUNTS, individual, of 30 E. Huron St., #3907, Chicago, IL. 60611, 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:

Lot 120 in Timber Trails Subdivision Unit No. 2, described as follows:

SEE ATTACHED LEGAL DESCRIPTION.

PIN #: 18-18-407-016-0000 (underlyng parcel)

ADDRESS: 5912 Flagg Creek Lane, Western Springs, IL. 60558

Together with all and singular the hereditaments and appurtenances there one 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 what oever, 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 24-Jun-2016 COUNTY: 334 50 ILLINOIS: 669.00 TOTAL: 1,003.50 18-18-407-016-0000

20160601615042 | 1-550-480-704

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

June

FLAGG CREEK TOWNHOMES, LLC, an Illinois Limited Liability Company

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

company

Its: Sole Member:

By: Name: Richard Allacto

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Nebel Holorope, is personally knew to 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 prison and acknowledged that as such authorized signatory he signed and delivered the said instrument pursuant to authorize 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

Given under my band and official seal, this 10

Commission Expires: 10-6-18

day of 3, 2015.

Notary Public

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

Send subsequent Tax Bills to: ELLA BAZUNTS
5912 Flagg Creek Lane

Western Springs, IL. 60558

NOTARY F PUBLIC STATE OF ALINOIS

MICHELE B FISH
"OFFICIAL SEAL"

N y Cor Imission Expires
October 5, 2018

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LEGAL DESCRIPTION

Legal Description: Lot 120 in Timber Trails Subdivision Unit 2, being a resubdivision of Outlot N in Timber Trails Subdiivsion Unit 1, of part of the West 1/2 of the Southeast 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 of said Timber Trails Subdivision Unit 2, recorded February 22, 2007 as document number 0705315075, all in Cook County, Illinois

Permanent Index #'s: 18-18-407-016 Vol.No 082 and 18-18-407-016-0000 Vol. No. 082

2 Flagg

Problem of Coof County Clerk's Office Property Address: 5912 Flagg Creek Lane, Western Springs, Illinois 60558

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EXHIBIT A

LEGAL DESCRIPTION

(ATTACHED AND MADE A PART HEREOF)

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY

ADDRESS: 5912 FLAGG CREEK LANE, WESTERN SPRINGS, IL. 60558

PIN #: 18-18-407-016-0000

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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 ur confirmed special municipal taxes or assessments;
- 3. Applicable roning 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; County Clarks Office
- 6. Acts done or suffered by Grantee.