

# UNOFFICIAL COPY

MAIL TO:  
Mark M. Anderson  
Attorney at law  
650 Dundee Rd., 4<sup>th</sup> Floor  
Northbrook, IL. 60062



Doc#: 1620210203 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/20/2016 02:39 PM Pg: 1 of 5

**FIRST AMERICAN TITLE**

FILE # 2-10467

1 of 2 pg

## 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, JULIE MARBURGER, individual, of 4219 Linden Ave., 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:

Lot 257-2 in Timber Trails Subdivision Unit No. 2, described as follows:

SEE ATTACHED LEGAL DESCRIPTION.

PIN #: 18-18-407-036-0000 (underlying parcel) / 18-18-407-036-6006

ADDRESS: 6006 Flagg Creek Lane, Western Springs, IL. 60558

Together with all and singular the hereditaments and appurtenances thereunto 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 2<sup>nd</sup> 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).

S  
P  
S  
SC  
INT

### REAL ESTATE TRANSFER TAX

14-Jun-2016



COUNTY: 204.25  
ILLINOIS: 408.50  
TOTAL: 612.75

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**THAT PART OF LOT 257 IN THE TIMBER TRAILS SUBDIVISION UNIT 2 DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF LOT 257, THEN NORTH 02 DEGREES, 14 MINUTES, 23 SECONDS EAST, A DISTANCE OF 53.25 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 02 DEGREES, 14 MINUTES, 23 SECONDS EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 87 DEGREES, 45 MINUTES, 37 SECONDS EAST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 02 DEGREES, 14 MINUTES, 23 SECONDS WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 87 DEGREES, 45 MINUTES, 37 SECONDS WEST TO THE POINT OF BEGINNING, A DISTANCE OF 115.00 FEET, ACCORDING TO SAID PLAT OF 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 MERIDAIN RECORDED OCTOBER 27, 2005 AS DOCUMENT NO. 0530003135, IN COOK COUNTY, IL.**

6006 Flagg Creek Lane  
Western Springs, IL 60558

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its sole Member this 20<sup>th</sup> day of May, 2016.

FLAGG CREEK TOWNHOMES, I.L.C, an Illinois  
Limited Liability Company

By: MOF II HOLDINGS, L.L.C, a Delaware limited liability  
company

Its: Sole Member:

By: [Signature]  
Name: Richard Ahaeto  
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 Ahaeto 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 20<sup>th</sup> day of May 2016.

Commission Expires: 10-6-18

[Signature]  
Notary Public

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

Send subsequent Tax Bills to: Julie Marburger  
6006 Flagg Creek Lane  
Western Springs, IL 60558



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## EXHIBIT A

### LEGAL DESCRIPTION

(ATTACHED AND MADE A PART HEREOF)

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**

ADDRESS: 6006 FLAGG CREEK LANE, WESTERN SPRINGS, IL. 60558

PIN #: 18-18-407-036-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes for 2<sup>nd</sup> 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.

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