

UNOFFICIAL COPY

MAIL TO:
Sean M. Lazzari
Attorney at law
800 Enterprise Dr., #204
Oak Brook, IL. 60523



Doc#: 1623619298 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/23/2016 02:19 PM Pg: 1 of 3

FIRST AMERICAN TITLE
FILE # 2746309

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, between FLAGG CREEK TOWNHOMES, LLC., an Illinois limited liability company, of 1010 White Pine Lane, Western Springs, IL. 60558, 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, ROBERT J. CABAY, individual, of 2530 Nelson Square, Westchester, IL. 60154, 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 257-4 in Timber Trails Subdivision Unit No. 2, described as follows:

SEE ATTACHED LEGAL DESCRIPTION.

PIN #: 18-18-407-036-0000 (underlyng parcel)

ADDRESS: 6002 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 2016 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).

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its sole Member this 27th day of July, 2016.

FLAGG CREEK TOWNHOMES, LLC, an Illinois
Limited Liability Company

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

Its: Sole Member:

By: Richard Allorto

Name: Richard Allorto

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 Allorto, CFO, 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 27th day of July, 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: Robert J. Cabay
6002 Flagg Creek Lane
Western Springs, IL. 60558



REAL ESTATE TRANSFER TAX

11-Aug-2016



COUNTY: 262.50
ILLINOIS: 525.00
TOTAL: 787.50

18-18-407-036-0000

| 20160701636525 | 0-581-948-224

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: That part of Lot 257, 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, according to the plat thereof recorded February 22, 2007 as document no. 0705315075, described as follows: COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF LOT 257; THENCE NORTH 02°14'23" EAST, A DISTANCE OF 103.25 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 02°14'23" EAST, A DISTANCE OF 34.00 FEET, THENCE SOUTH 87°45'37" EAST TO A POINT ON A CURVE NONTANGENT TO THE LAST DESCRIBED LINE, A DISTANCE OF 119.93 FEET, THENCE SOUTHERLY ALONG A CURVE TO THE SOUTHWEST, BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 165.00 FEET, AN ARC DISTANCE OF 324.40 FEET, THENCE NORTH 87°45'37" WEST, TO THE POINT OF BEGINNING, A DISTANCE OF 113.11 FEET, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 18-18-407-036-0000

Property Address: 6002 Flagg Creek Lane, Western Springs, Illinois 60558

Property of Cook County Clerk's Office