UNOFFICIAL COPY

AFTER RECORDING MAIL TO:

Michael and Harriet Wheeler 1105 Hickory Drive Western Springs, Illinois 60558 Doc# 1627442027 Fee \$40.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 09/30/2016 11:05 AM Pg: 1 of 2

FIRST AMERICAN TITLE

SPECIAL WARRANTY DEED

The party of the first part, as Grantor, REAL PROPERTY HOLDING – WESTERN SPRINGS, IL, Phase 2, LLC, a Delaware Limited Liability Company, chartered and existing under and by virtue of the Laws of the State of Delaware, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other food and valuable considerations receipt of which is hereby acknowledged in hand paid, does GRANT, BARGAIN, SELL, REMISE, FELEASE, AND CONVEY unto to the party of the second part, as Grantees:

Michael B. Wheeler and Harriet M. Wheeler, husband and wife, of 4138 Grove Avenue, Western Springs, Illinois 60558, to have and to hold forever, not as tenants in common nor as joint tenants, but as tenants by the entirety, the following described Real Estate situated in the County of Cook, in State of Illinois, described as follows, to wit:

Lot 200, Timber Trails Subdivision Unit 2, being a subdivision 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, in Cook County, Illinois.

Pin: 18-18-418-009

SUBJECT TO: Existing Covenants, Conditions, Easements and Restrictions of Record, Declaration of record, Association dues accruing after date of deed, and to General Taxes for the second installment of the year 2015 and subsequent years and matters of survey.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs 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 charges, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by through or under it, subject to all liens and encumbrances that the party of the second part is obligated to discharge, and not otherwise.

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Permanent Tax Index Number: 18-18-418-009

Address of Real Estate: 1105 Hickory Drive, Western Springs, Illinois 60558

REAL PROPERTY HOLDING - WESTERN SPRINGS, IL, Phase 2, LLC, a Delaware Limited Liability Company

By: TIMBER TRAILS, LLC, a Delaware limited liability DOOP COOP company Its Member: By: MOF II HOLDINGS, LLC, a Delaware limited liability Its Member:

Its: Manager

STATE OF ILLINOIS) COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY Soth Table, personally know to me to be an authorized signatory of MOF II HOLDINGS, LLC, member of TIMBER TRAILS, LLC, mercber of REAL PROPERTY HOLDING -WESTERN SPRINGS, IL LLC., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Authorized Signatory, he signed and delivered the said instrument, 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 day of Commission Expires: 10-6-18

This instrument was prepared by: O'Donnell Haddad LLC, 14044 Petronella Drive, Suite 1, Libertyville, Illinois 60048

Send subsequent Tax Bills to:

Michael B. Wheeler and Harriet M. Wheeler 1105 Hickory Drive, Western Springs, Illinois 60558



