



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

AFTER RECORDING  
MAIL TO:

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

**FIRST AMERICAN TITLE**  
**FILE #** 2746507

**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 good and valuable considerations receipt of which is hereby acknowledged in hand paid, does GRANT, BARGAIN, SELL, REMISE, RELEASE, 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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