



MAIL TO:  
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225 W. Washington St., Ste. 1701  
Chicago, IL. 60606

Doc# 1706710069 Fee \$42.00

SHSP FEE:\$9.00 RPRF FEE: \$1.00

CLARENCE A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/08/2017 10:32 AM PG: 1 OF 3

**FIRST AMERICAN TITLE**  
**FILE # 2730680**

SPECIAL WARRANTY DEED

The party of the first part, as Grantor, TIMBER TRAILS DEVELOPMENT CO., LLC, an Illinois Limited Liability Company, chartered and existing under and by virtue of the laws of the State of Illinois, through its Member, Western Springs Development LP, an Illinois limited partnership, by Brian P. Taylor, its General Partner, and both entities 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:

RAY R. MACHEEL and PATRICIA A. MACHEEL, husband and wife, of 13807 Steeples Rd., Lemont, IL. 60439, 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 230 in Timber Trails Subdivision, Unit 2, being described as follows:

SEE ATTACHED LEGAL DESCRIPTION.

Permanent Tax Index Number: 18-18-415-008-0000

Address of Real Estate: 6005 Burr Oak Drive, Western Springs, IL 60558

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 year 2016 and subsequent years.

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 successors, legal representatives, 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 charged, 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.

S Y  
P B  
S N  
SC X  
INT [Signature]

REAL ESTATE TRANSFER TAX

01-Mar-2017



COUNTY:	384.75
ILLINOIS:	769.50
TOTAL:	1,154.25

# UNOFFICIAL COPY

IN WITNESS, WHEREOF, said Grantor has caused its name to be signed to these presents by its sole Member this 28<sup>th</sup> day of February, 2017.

TIMBER TRAILS DEVELOPMENT COMPANY, LLC,  
an Illinois Limited Liability Company

By Western Springs Development LP, an  
Illinois limited partnership, Its: Member:

By:   
Brian P. Taylor, General Partner

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 BRIAN P. TAYLOR, is personally known to me to be an authorized signatory of and the General Partner of Western Springs Development LP, an Illinois limited partnership of the State of Illinois, and the Member of TIMBER TRAILS DEVELOPMENT COMPANY, LLC, and is 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 28<sup>th</sup> day of February, 2017.  
Commission Expires: 10-6-18

  
Notary Public

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

Send subsequent Tax Bills to: Ray R. Macheel and Patricia A. Macheel  
6005 Burr Oak Drive  
Western Springs, IL 60558



# UNOFFICIAL COPY

## EXHIBIT "A" LEGAL DESCRIPTION

LOT 230, 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, IN COOK COUNTY, ILLINOIS.

ADDRESS: 6005 BURR OAK DRIVE, WESTERN SPRINGS, IL. 60558  
PIN # 18-18-415-008-0000

Property of Cook County Clerk's Office