

UNOFFICIAL COPY

PREPARED BY:

Deborah T. Haddad
O'Donnell Haddad LLC
14044 Petronella Drive, Suite 1
Libertyville, IL 60048



Doc# 1714642024 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/26/2017 10:02 AM PG: 1 OF 4

AFTER RECORDING

MAIL TO:

Allan C. Alongi
Law Offices of Allan C. Alongi
3 Golf Avenue
Clarendon Hills, IL 60514

FIRST AMERICAN TITLE
FILE # 2086232

SPECIAL WARRANTY DEED

The party of the first part, as Grantor, REAL PROPERTY HOLDING – WESTERN SPRINGS, IL, 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 Grantee:

Barbara H. Polus, trustee of Barbara H. Polus Trust Agreement dated January 16, 1995, as amended and restated, of 1026 Hickory Drive, Western Springs, Illinois, 60558 to have and to hold forever, the following described Real Estate situated in the County of Cook, in State of Illinois, described as follows, to wit:

LOT 247 PARCEL 4

LOT 247, EXCEPT THE SOUTHWESTERLY 112.21 FEET, AS MEASURED PERPENDICULAR TO THE SOUTHWEST LINE OF SAID LOT, IN TIMBER TRAILS SUBDIVISION UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 18 TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALONG WITH PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE LOT 247 CONSOLIDATION PLAT RECORDED FEBRUARY 15, 2017 AS DOCUMENT NUMBER 1704613062, ALL IN COOK COUNTY, ILLINOIS.

Pin: 18-18-405-018

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 2016 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

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STATE OF ILLINOIS)
) SS
 COUNTY OF Cook)

I, the undersigned Notary Public, a Notary Public in and for said County in the State aforesaid, do hereby certify that, **Barbara Polus, as Trustee of the Barbara H. Polus Trust Agreement dated January 16, 1995, as amended and restated**, who 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 acknowledged that she signed, sealed and delivered the said instrument of writing as her free and voluntary act as trustee of said trust for the uses and purposes therein set forth.

Given under my hand and notarial seal on May 11, 2017.



Michele B. Fish
 NOTARY PUBLIC

This instrument was prepared by: Deborah T. Haddad, O'Donnell Haddad LLC, 14044 Petronella Drive, Suite 1, Libertyville, Illinois 60048

Send subsequent Tax Bills to: Edmund and Barbara Polus
 1026 Hickory Drive
 Western Springs, Illinois 60558

**COOK COUNTY
 RECORDER OF DEEDS**

Office

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LEGAL DESCRIPTION

Legal Description: LOT 247, EXCEPT THE SOUTHWESTERLY 112.21 FEET, AS MEASURED PERPENDICULAR TO THE SOUTHWEST LINE OF SAID LOT IN TIMBER TRAILS SUBDIVISION UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 18 TOWNSHIP 38 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALONG WITH PART OF THE SOUTHWEST QUARTER OF SECTION 17 TOWNSHIP 38 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE LOT 247 CONSOLIDATION PLAT RECORDED FEBRUARY 15, 2017 AS DOCUMENT NUMBER 1704613062, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 18-18-405-018 Vol.No 082

Property Address: 1026 Hickory Drive, Western Springs, Illinois 60558

Property of Cook County Clerk's Office
COOK COUNTY
RECORDER OF DEEDS