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PREPARED BY:

Deborah T. Haddad O'Donnell Haddad LLC14044 Petronella Drive, Suite 1
Libertyville, IL 60048

AFTER RECORDING
MAIL TO:
Allan C. Alongi
Law Offices of Allan C. Alongi
3 Golf Avenue

FIRST AVERICAN TITLE

SPECIAL WARRANTY DEED



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

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, TOWNSTIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO 1 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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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.

Permanent Tax Index Number: 18-18-405-018

Address of Real Estate: 1026 Hickory Drive, Western Springs, Illinois 60558

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

By: TIMBER TRAILS, LLC, a Delaware limited liability company

Its Member:

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

company

Ox COO+ (Its Member:

Richard T. Allorto

Its: Chief Financial Officer

STATE OF ILLINOIS) SS. **COUNTY OF COOK**

I, the undersigned, a Notary Public in and for the Courty and State aforesaid, DO HEREBY CERTIFY that Rehard T. Allocto, personally know to me to be an authorized signatory of MOF II HOLDINGS, LLC, member of TIMBER TRAILS, LLC, member 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 delive ed 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 May

359.75

719.50

Commission Expires: (1)-6-18

MICHELE B FISH "OFFICIAL SEAL" My Commission Expires October 6, 2018

I, Barbara H. Polus, trustee of the Barbara H. Polus Trust Agreement dated January 16, 1995 as amended and restated hereby accept the conveyance of the property set forth in this deed to the aforesaid trust.

REAL ESTATE TRANSFER TAX

22-May-2017 COUNTY: ILLINOIS: TOTAL: 1.079.25 18-18-405-018-0000

20170401644820 | 0-842-500-544

Barbara H. Polus, trustee

Barbara H. Polus Trust Agreement dated January 16, 1995 as amended and restated

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STATE OF ILLINOIS)

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.

Giver under my hand and notarial seal on

MICHELE B FISH
NOTARY PUBLIC STATE OF ILLINOIS Ctober 6, 2018

Included to the (21/1/h)

NOTARY PUBLIC

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

Send subsequent Tax Bills to:

Edmund and Darbara Polus 1026 Hickory Dave

Western Springs, Illinois 60558

COOK COUNTY RECORDER OF DEEDS

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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 TOWNSHIPO 38 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALONG WITH PART OF THE SOUTHWEST QUYARTER OF SECTION 17 TOEWNSHIP 38 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE LOT 247 CONSOLIDATOIN 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

COOK COUNTY CORDER OF DEF BDL RECORDER OF DEEDS