



Doc# 18022010800 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/22/2018 10:05 AM PG: 1 OF 5

PREPARED BY:

Scott D. Gudmundson  
Gudmundson Law, P.C.  
250 Parkway Drive, Suite 150  
Lincolnshire, Illinois 60069

First American Title Company  
Order No. 2887503

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, between REAL PROPERTY HOLDING-WESTERN SPRINGS IL PHASE 2, LLC, a Delaware limited liability company and duly authorized to transact business in the State of Illinois, grantor, and TIMBER TRAILS DEVELOPMENT COMPANY, LLC, an Illinois limited liability company, 1010 White Pine Lane, Western Springs, IL 60353-4001, grantee; WITNESSETH, that the grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the grantee, and to their successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A, attached hereto.

Permanent Real Estate Numbers: See Exhibit A, attached hereto.

Common Addresses: See Exhibit A, attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the grantee, their successors and assigns forever.

And the grantor, for itself, and its successors, does covenant, promise and agree, to and with the grantee, their successors 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, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, grantor WILL WARRANT AND DEFEND, subject to general real estate taxes for 2017 and subsequent years and the permitted exceptions set forth on Exhibit B attached hereto.

[signature page follows]

FIRST AMERICAN TITLE

FILE # 2887503

90833

S  
P 5  
S N  
SCV  
INT

REAL ESTATE TRANSFER TAX

19-Jan-2018



COUNTY: 427.25  
ILLINOIS: 854.50  
TOTAL: 1,281.75

18-18-407-007-0000

| 20180101676641 | 1-848-156-704



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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 111-114, BOTH INCLUSIVE, LOTS 121-126, BOTH INCLUSIVE, IN TIMBER TRAILS SUBDIVISION UNIT 2, BEING A RESUBDIVISION OF OUTLOT N IN TIMBER TRAIL 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 OF SAID TIMBER TRAILS SUBDIVISION UNIT 2, RECORDED FEBRUARY 22, 2007 AS DOCUMENT 0705315075, ALL IN COOK COUNTY, ILLINOIS.

111	1120 Pin Oak Drive	Western Springs, IL	60558	18-18-407-007-0000 -
112	1122 Pin Oak Drive	Western Springs, IL	60558	18-18-407-008-0000 -
113	1124 Pin Oak Drive	Western Springs, IL	60558	18-18-407-009-0000 -
114	5900 Flagg Creek Lane	Western Springs, IL	60558	18-18-407-010-0000 -
121	1115 Spruce Drive	Western Springs, IL	60558	18-18-413-001-0000 -
122	1113 Spruce Drive	Western Springs, IL	60558	18-18-413-002-0000 -
123	1111 Spruce Drive	Western Springs, IL	60558	18-18-413-003-0000 -
124	1109 Spruce Drive	Western Springs, IL	60558	18-18-413-004-0000 -
125	1107 Spruce Drive	Western Springs, IL	60558	18-18-413-005-0000 -
126	1105 Spruce Drive	Western Springs, IL	60558	18-18-413-006-0000 -

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2017 and subsequent years.
2. The land lies within the boundaries of a Special Service Area as disclosed by Ordinance recorded as Document 0633117080 relating to Special Service Area Number 7 for the Timber Trails Subdivision,, and is subject to additional taxes under the terms of said Ordinance and subsequent related Ordinances.
3. Building lines, setbacks, notes and other matters as shown on the plat of Timber Trails Subdivision Unit 2.
4. Public utility easements and the provisions contained therein as shown on the Plat of Timber Trails Subdivision Unit 2.
5. Terms, provisions, conditions and restrictions contained in Community Declaration for Timber Trails of Western Springs recorded February 2, 2007 as document 0703334023, relating in part to assessments and liens thereto.

Special Amendment No. 1 to Community Declaration for Timber Trails of Western Springs recorded September 14, 2007 as document 0725702058.

Special Amendment No. 2 to Community Declaration for Timber Trails of Western Springs recorded January 6, 2009 as document 0900649002.

Assignment of Declarant's Rights in and to the Community Declaration of Timber Trails of Western Springs to Susan Hendricks and Michael Hendricks recorded October 10, 2014 as document 1428355079.

Assignment of Declarant's Rights in and to the Community Declaration of Timber Trails of Western Springs to Real Property Holding - Western Springs, IL, LLC and Real Property Holding - Western Springs, IL Phase 2, LLC recorded October 10, 2014 as document 1428355080.

Special Amendment No. 3 to Community Declaration for Timber Trails off Western Springs recorded October 10, 2014 as document 1428355081.

6. Clarifications and/or Additional Provisions contained in Surveyor's Certificate of Correction recorded February 15, 2006 as document 0604634053, relating to Utility and Drainage Easement Provisions and Easement Provisions.
7. Release of all claims for damages to land adjoining the property conveyed to the Illinois State Toll Highway Commission of the State of Illinois by deeds from Harold C. Vial and others recorded as documents 17017593, 17065114 and 17160467 which may be sustained by said grantors by reason of the taking of the land therein conveyed.

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8. Grant of easement to Commonwealth Edison Company, its successors and assigns, to install, maintain, repair and operate their equipment together with right of access to same as contained in grant recorded March 3, 1975 as document 23009651 and the terms and provisions contained therein over the North 5 feet of Outlot N.

9. Order dated March 1, 2005 and recorded March 10, 2005 as document 0506939031 granting the motion to approve disconnection from the Hinsdale Sanitary District.

(Affects underlying property)

10. Terms and conditions contained in Resolution No. 05-1858 recorded March 23, 2005 as document 0508203048, approving and authorizing the execution of an Annexation Agreement entered into between the Village of Western Springs and Western Springs One L.L.C. relative to the Timber Trails Country Club property. Notice of approval recorded April 15, 2005 as document 0510519136.

11. Terms and conditions contained in Ordinance No. 05-2335 recorded March 23, 2005 as document 0508203049, annexing certain property known as the Timber Trails Country Club property into the Village of Western Springs, and approving a Plat of Annexation to the Village of Western Springs relative to said property

12. Terms and conditions contained in Ordinance No. 05-2337 recorded March 23, 2005 as document number 0508203050, approving the Timber Trails Subdivision and conditional use for a Planned Development granted to Western Springs One L.L.C., for the construction, operation and maintenance of a single-family residential development consistent with the approved preliminary site plan and Annexation Agreement entered into between the Village of Western Springs and Western Springs One L.L.C. relative to the Timber Trails Country Club Property.

13. Terms and conditions contained in Ordinance No. 2004-3 recorded March 25, 2005 as document 0508416136, providing for the annexation of certain territory contiguous to and served by the LaGrange Highlands Sanitary District.

14. All roadways as shown on the Plat of Timber Trails Subdivision Unit 2 recorded February 22, 2007 as document 0705315075 are dedicated for public right of way purposes.