

UNOFFICIAL COPY

Doc#: 1817818113 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/27/2018 11:53 AM Pg: 1 of 4

MAIL TO:
Timothy S. Holcer
Jessica Holcer
1102 White Pine Lane
Western Springs, IL. 60558

Dec ID 20180601600563
ST/CO Stamp 1-741-855-264 ST Tax \$1,030.00 CO Tax \$515.00

Prepared by:
Lester N. Arnold
Attorney at law
115 W. Lake Drive, Ste. 200
Glendale Heights, IL. 60139

First American Title Insurance Co.
Order (File) No. 2921791

FIRST AMERICAN TITLE
FILE # 2921791

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, between REAL PROPERTY HOLDING-WESTERN SPRINGS, IL, PIASE 2, LLC, a Delaware limited liability company and duly authorized to transact business in State of Illinois, Grantor, and TIMOTHY S. HOLCER and JESSICA L. HOLCER, husband and wife, not as tenants in common, nor as joint tenants with the right of survivorship, but as TENANTS BY THE ENTIRETY, 1426 7th Ave., San Francisco, CA 94122, Grantee: WITNESSETH, that the Grantor, by these presents, for stated TEN (\$10.00) Dollars and other good and valuable consideration, in and received and deemed sufficient, 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, State of Illinois, known and described as follows, to wit:

See Exhibit A, attached hereto, for Legal Description of Subject Real Estate ("Property")

Permanent Real Estate Tax Number ("PIN"): 18-18-415-002-0000

Common Address: 1102 White Pine Lane, Western Springs, IL. 60558

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 "Property", 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

UNOFFICIAL COPY

IN WITNESS, WHEREOF, said Grantor has caused its name to be signed to these presents by its sole Member this ___ day of June, 2018.

REAL PROPERTY HOLDING – WESTERN SPRINGS
IL PHASSE 2, LLC, a Delaware limited liability

By: TIMBER TRAILS, I.L.C, a Delaware limited liability
Company, its sole Member.

By: MOF II HOLDINGS LLC, as Delaware limited
Liability company, its sole Member and sole Manager

By: 
Name: Richard T. Allorto
Its: Chief Financial Officer

ACKNOWLEDGEMENT

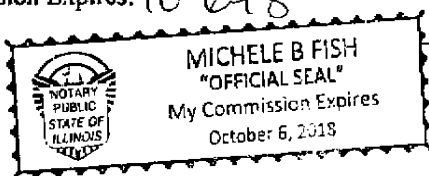
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

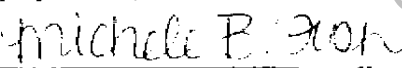
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Richard T. Allorto, is personally known or identified to me to be an authorized signatory of and for MOF II HOLDINGS LLC, sole Member of TIMBER TRAILS LLC, sole member of REAL PROPERTY HOLDING – WESTERN SPRINGS IL PHASE 2, LLC, a Delaware limited liability company, appeared before me this day in person and acknowledged that as such Authorized Signatory, he signed and delivered the said instrument, pursuant to authority given by said limited liability companies, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability companies, for the uses and purposes therein set forth.

Given under my hand and official seal, this ___ day of June, 2018.

Commission Expires: 10-6-18

(SEAL)




Notary Public

Send subsequent Tax Bills to: TIMOTHY S. HOLCER & JESSICA HOLCER
1102 White Pine Lane
Western Springs, IL 60558

UNOFFICIAL COPY

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 224 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 18 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: 1105 White Pine Lane, Western Springs, IL. 60558
PIN # 18-18-415-002-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate property taxes for 2017 and subsequent years;
2. Special municipal taxes or assessments for improvements not completed and unconfirmed special municipal taxes or assessments;
3. Applicable zoning and building laws, ordinances and other agreement between Grantor and the Village of Western Springs, IL., or other governmental bodies;
4. The Community Declaration for Timber Trails of Western Springs recorded in the Office of the Recorder of Deeds for Cook County, Illinois on February 2, 2007, as Document No. 0703334023, including any and all exhibits, amendments and supplements thereto;
5. Easements, covenants, conditions, agreements, building lines and restrictions of record, including but not limited to, matters running with the subject property as cited in and reported on title commitment file No. 2921791, effective date May 1, 2018, issued by First American Title Insurance Co. of Warrenville, IL 60555, incorporated herein by reference thereto; and
6. Acts done or suffered by Grantee.

PROPERTY OF Cook County Clerk's Office