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Doc# 1833955154 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/05/2018 03:47 PM PG: 1 OF 6

Doc# Fee \$6.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/05/2018 03:47 PM PG: 0

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

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, between REAL PROPERTY HOLDING-WESTERN SPRINGS, IL, 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, 6114 Burr Oak Drive, Western Springs, IL 60558-4001, 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.

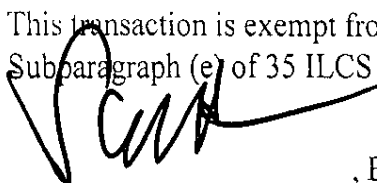
Common Addresses: See Exhibit A, attached hereto.

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]

This transaction is exempt from the transfer tax under Subparagraph (e) of 35 ILCS 200/31-45.

  
\_\_\_\_\_, Buyer's Agent

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IN WITNESS WHEREOF, said grantor has caused its name to be signed to these presents by its sole Member this 30 day of August, 2018.

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

By: TIMBER TRAILS LLC, a Delaware limited liability company, its sole Member

By: MOF II HOLDINGS LLC, a Delaware limited liability company, its sole Member and sole Manager

DocuSigned by:  
Richard Allorto  
By: \_\_\_\_\_  
Name: Richard T. Allorto  
Its: Chief Financial Officer

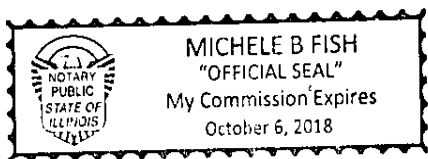
Property of Cook County Clerk's Office

### ACKNOWLEDGEMENT

STATE OF ILLINOIS        )  
  )SS.  
COUNTY OF COOK )

I, the undersigned, a notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard Allorto, personally known or identified to me to be an authorized signatory of MOF II HOLDINGS LLC, sole Member of TIMBER TRAILS LLC, sole member of REAL PROPERTY HOLDING – WESTERN SPRINGS IL, 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 of said limited liability companies, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 30 day of August, 2018



Michele B. Fish  
Notary Public

**SEND SUBSEQUENT TAX BILLS TO:**  
Timber Trails Development Company, LLC  
6114 Burr Oak Drive  
Western Springs, IL 60558-4001

**AFTER RECORDING RETURN TO:**  
Scott D. Gudmundson  
Gudmundson Law, P.C.  
250 Parkway Drive, Suite 150  
Lincolnshire, Illinois 60069

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## EXHIBIT A

### LEGAL DESCRIPTION

OUTLOTS L, M, X AND Y, IN TIMBER TRAILS SUBDIVISION UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALONG WITH PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 2005 AS DOCUMENT NO. 0530003135 AND CERTIFICATES OF CORRECTION RECORDED FEBRUARY 15, 2006 AS DOCUMENT NO. 0604634053, APRIL 20, 2006 AS DOCUMENT NO. 0611039001 AND AUGUST 28, 2006 AS DOCUMENT NO. 0624031066 IN COOK COUNTY, ILLINOIS.

<u>Outlot</u>	<u>Common Address</u>		<u>PIN</u>	<u>Area</u>	
L	Timber Trails Blvd.	Western Springs, IL	60558	18-18-405-022	33,236 sq. ft.
M	Timber Trails Blvd.	Western Springs, IL	60558	18-18-406-012	4,304 sq. ft.
X	Flagg Creek Lane	Western Springs, IL	60558	18-18-411-001	240,000 sq. ft.
Y	Flagg Creek Lane	Western Springs, IL	60558	18-18-412-001	50,000 sq. ft.

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****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 Trail's 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.

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12 | 05 | 2018

SIGNATURE: [Signature]

GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

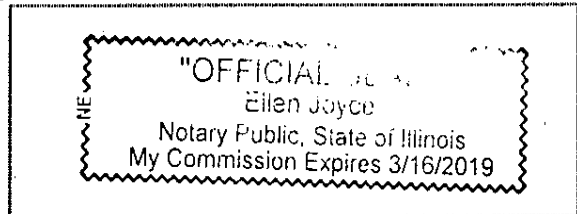
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): [Signature]  
1000 Parkside, Lakeview, Westmont  
Chicago, Illinois, LLC

On this date of: 12 | 05 | 2018

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12 | 05 | 2018

SIGNATURE: [Signature]

GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

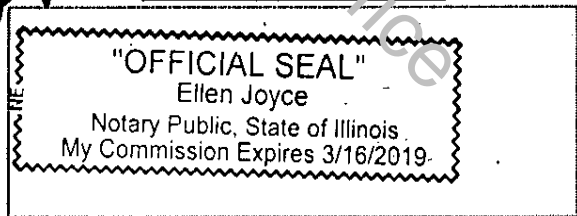
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): [Signature]  
Tringee Trails Development  
Company, LLC

On this date of: 12 | 05 | 2018

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**