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Doc#: 2020617063 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 07/24/2020 04:25 PM Pg: 1 of 4

MAIL TO:

Zachary K. Sims, Esq.

Attorney at Law

2400 Ravine Way, Ste. 200

Glenview, IL 60025

Dec ID 20200401654869

ST/CO Stamp 0-089-584-864 ST Tax \$875.00 CO Tax \$437.50

TENANTS BY THE ENTIRETY

SPECIAL WARRANTY DEED

The party of the first part, as Grantor, TIMBER TRAILS DEVELOPMENT CO., LLC, an Illinois Limited Liability Company, chartered and existing under and by virtue of the laws of the State of Illinois, through its Member, Western Springs Development LP, an Illinois limited partnership, by Brian P. Taylor, its General Partner, and both entities 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 Grantees:

^{R.}DEVIN BROWN and ^{M.}PATRICIA BROWN, husband and wife, of 1801 W. Chicago 3W, Chicago, IL 60622, to have and to hold forever, not as tenants-in-common, nor as joint tenants, but as Tenants-by-the-Entirety, the following described Real Estate situated in the County of Cook, in State of Illinois, described as follows, to wit:

Lot 227 in Timber Trails Subdivision, Unit 2, being described as follows:

SEE ATTACHED LEGAL DESCRIPTION.

Permanent Tax Index Number: 18-18-415-005-0000

Address of Real Estate: 6103 Burr Oak Drive, Western Springs, IL 60558

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 year 2019 2nd and subsequent years.

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 successors, legal representatives, 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 charged, and WILL WARRANT AND DEFEND against all persons lawfully 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.

FIRST AMERICAN TITLE
FILE # 2982835

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IN WITNESS, WHEREOF, said Grantor has caused its name to be signed to these presents by its sole Member this 21st day of April 2020.

TIMBER TRAILS DEVELOPMENT COMPANY, LLC,
an Illinois Limited Liability Company

By Western Springs Development LP, an
Illinois limited partnership, Its: Member:

By: 
Brian P. Taylor, General Partner

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 BRIAN P. TAYLOR, is personally known to me to be an authorized signatory of and the General Partner of Western Springs Development LP, an Illinois limited partnership of the State of Illinois, and the Member of TIMBER TRAILS DEVELOPMENT COMPANY, LLC, and 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 severally acknowledged that as such Authorized Signatory, he signed and delivered 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 21st day of April 2020.
Commission Expires: 10-6-22


Notary Public

This Instrument was prepared by: Lester N. Arnold, 493 Mission St., Carol Stream, IL 60188

Send subsequent Tax Bills to: Devin Brown and Patricia Brown
6103 Burr Oak Drive
Western Springs, IL 60558



Property Clerk's Office

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EXHIBIT "A"
LEGAL DESCRIPTION

LOT 227, 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 38 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: 6103 BURR OAK DRIVE, WESTERN SPRINGS, IL. 60558
PIN # 18-18-415-005-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2019 2nd installment and subsequent years;
2. Special municipal taxes or assessments for improvements not completed and unconfirmed municipal taxes or assessments;
3. Applicable zoning and building laws, ordinances and other agreements between Grantor and the Village of Western Springs, Illinois, or other governmental bodies;
4. Terms, provisions, conditions and restrictions contained in Community Declaration for Timber Trails of Western Springs recorded February 2, 2007, as document 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. 2982835, effective date February 25, 2020, as amended thereafter, issued by First American Title Insurance Company, Warrenville, IL 60555, incorporated herein by reference thereto; and
6. Acts done or suffered to be done by Grantee.

PROPERTY OF Cook County Clerk's Office