

# UNOFFICIAL COPY

Doc#: 2021007067 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 07/28/2020 09:29 AM Pg: 1 of 4

MAIL TO:

JOHN GRACE

MARY CAROL GRACE

6003 Flagg Creek Lane

Western Springs, IL 60558

Dec ID 20200501672162

ST/CO Stamp 0-108-765-920 ST Tax \$662.50 CO Tax \$331.25

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:

JOHN GRACE & MARY CAROL GRACE, husband and wife, of 6003 Flagg Creek Lane, Western Springs, IL. 60558 (after sale), 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:

See attached LEGAL DESCRIPTION ATTACHED AS EXHIBIT A AND MADE A PART HEREOF.

Permanent Tax Index Number: 18-18-413-015-0000 (UNDERLYING)  
Address of Real Estate: 6003 Flagg Creek Lane, 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 year 2020 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.

IN WITNESS, WHEREOF, said Grantor has caused its name to be signed to these presents by its sole Member this 5<sup>th</sup> day of May 2020.

FIRST AMERICAN TITLE  
FILE # 3024980 UB

## UNOFFICIAL COPY

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

By Western Springs Development LP, an  
Illinois limited partnership, Its: Sole 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 15<sup>th</sup> day of May 2020.  
Commission Expires: 10-6-22

  
Notary Public

(SEAL)



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

Send subsequent Tax Bills to: JOHN GRACE & MARY CAROL GRACE  
6003 Flagg Creek Lane  
Western Springs, IL 60558

# UNOFFICIAL COPY

## EXHIBIT "A" LEGAL DESCRIPTION

LOT 294 IN TIMBER TRAILS RESUBDIVISION NO. 3, BEING A RESUBDIVISION OF LOTS 259, 121 AND 122 IN TIMBER TRAILS SUBDIVISION UNIT 2, 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 RESUBDIVISION NO. 3 RECORDED OCTOBER 31, 2019 AS DOCUMENT NO. 1930406159, IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Number: 18-18-413-015-0000

Address of Real Estate: 6003 Flagg Creek Lane, Western Springs, IL 60558

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2019 first and second installments 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, Declaration and amendments thereto, By-laws, rules and regulations of common interest or community and townhome association, 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. 3024980, effective date March 26, 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 Grantor.