

**FIRST AMERICAN TITLE**  
**FILE #** 3030765

**UNOFFICIAL COPY**

Doc#: 2026721210 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/23/2020 03:32 PM Pg: 1 of 4

Dec ID 20200801654211  
ST/CO Stamp 1-740-504-800

After Recording, Mail to:  
& Send Subsequent Tax Bills to:  
Brian Taylor, Manager  
1625 N Burling LLC  
1625 N. Burling Street, Unit #304  
Chicago, IL 60614

**QUIT-CLAIM DEED**

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The Grantor, **TIMBER TRAILS DEVELOPMENT COMPANY, LLC.**, an Illinois limited liability company, chartered and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, by and under power and authority of sole member entity **WESTERN SPRINGS DEVELOPMENT LP**, an Illinois limited partnership, by its General Partner, Brian Taylor, as and for the following described Real Estate situated in Cook County, Illinois, and for and in consideration of the sum of Ten & no/100 (\$10.00) Dollars and other good and valuable consideration receipt of which is hereby acknowledged in hand paid, does herein and hereby **CONVEY and QUIT-CLAIM** any and all rights, title and interests in and to the Real Estate hereinafter identified, as may be vested in, held by or belong or inure to the Grantor, without warranty or promise to defend, said Real Estate being referred to as the Property ("Property"), being conveyed to the herein after identified Grantee, to wit:

Grantee: **1625 North Burling LLC**, an Illinois limited liability company, chartered and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, by and under power and authority of Brian Taylor, its Sole Manager, including all of the Property improvements and appurtenances thereof, and rights, title and interest therein including if any, any common-interest declaration, by-laws, rules and regulations and assessments, for transfer and conveyance to the Grantee, and/or to its successors and assigns in interest, to hold the Property herein described in fee simple forever, all in respect to the following described Real Estate situated in the County of Cook, in State of Illinois, to wit:

**LEGAL DESCRIPTION:**

See Legal Description attached as Exhibit A hereto.

Permanent Tax Index Number: 18-18-413-021-0000 & 18-18-413-016-0000

Address of Real Estate: 6015 Flagg Creek Lane (Unit 260-4), Western Springs, IL 60558

**SUBJECT TO:** Existing Mortgages, Liens and Encumbrances, if any, and Covenants, Conditions and Restrictions of Record, terms, provisions of Community Declaration (the "Declaration") for Timber Trails of Western Springs recorded February 2, 2007 as document 0703334023, as amended from time to time, recorded easements, building lines, applicable zoning, ordinances of record affecting the Property provided by the municipality, and assessments of the governing Association and/or Management Company, and to General Taxes for 2019 second installment and subsequent years; special municipal taxes or assessments for improvements not completed and unconfirmed municipal taxes or assessments, and acts done or suffered by Grantee, and

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IN WITNESS, WHEREOF, said Grantor has caused this Quit-Claim Deed to be signed by its signatory party that is General Partner of the Sole Member thereof, on this 19 day of ~~March~~, June 2020. DT

GRANTOR:  
TIMBER TRAILS DEVELOPMENT COMPANY, LLC.  
An Illinois limited Liability Company

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

By: [Signature]  
Brian Taylor, General Partner

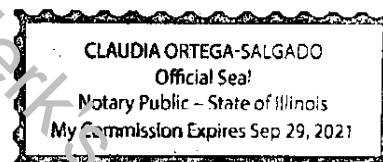
STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Brian Taylor, is personally known to me to be the signatory of and the General Partner of Western Springs Development LP, an Illinois limited partnership of the State of Illinois, which LP is the sole member of Timber Trails Development Company, LLC, the Grantor herein, and Brian Taylor is personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Authorized Signatory, he signed and delivered the said instrument as his free and voluntary act, and in the capacity stated by this instrument, and for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this <sup>LOS</sup> 19 day of <sup>JUNE LOS</sup> ~~March~~, 2020.

By: [Signature]  
Notary Public

Commission Expires: See Stamp: 09/29/2021 (SEAL)



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

EXEMPT TRANSFER under provisions of  
Paragraph e, Section 31-45,  
Real Estate Transfer Tax Act.  
Date: 06/19, 2020.

X  
Grantor, Grantee or Representative

ATTACH COOK COUNTY GRANTOR-  
GRANTEE AFFIDAVIT: STATEMENT BY  
GRANTOR AND GRANTEE (55 ILCS 5/3-5020)

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## Exhibit A – Legal Description

### PARCEL 4

LOT 270 IN THE PLAT OF RESUBDIVISION OF LOTS 133, 134 AND 260 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 SAID PLAT OF RESUBDIVISION OF LOTS 133, 134 AND 260 RECORDED FEBRUARY 22, 2018 AS DOCUMENT NUMBER 1805334031, EXCEPT THE NORTH 98.63 FEET THEREOF, ALL IN COOK COUNTY, ILLINOIS.

PIN #: 18-18-413-021-0000

ADDRESS: 6015 FLAGG CREEK LANE, WESTERN SPRINGS, ILLINOIS

Property of Cook County Clerk's Office

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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: 6/19/2020

SIGNATURE: [Signature]

GRANTOR or AGENT

Brian P. Taylor, Gen Partner

**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: Claudia Ortega-Salgado

By the said (Name of Grantor): TIMBER TRAILS DEV CO LLC

On this date of: 6/19/2020

NOTARY SIGNATURE: [Signature]

**AFFIX NOTARY STAMP BELOW**

CLAUDIA ORTEGA-SALGADO  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Sep 29, 2021

### 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: 6/19/2020

SIGNATURE: [Signature]

GRANTEE or AGENT

Brian Taylor, Manager

**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: Claudia Ortega-Salgado

By the said (Name of Grantee): 1625 North Burling LLC

On this date of: 6/19/2020

NOTARY SIGNATURE: [Signature]

**AFFIX NOTARY STAMP BELOW**

CLAUDIA ORTEGA-SALGADO  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Sep 29, 2021

### 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)

rev. on 10.17.2016