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Karen A. Yarbrough  
Cook County Clerk  
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PREPARED BY:  
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Dec ID 20210201650227  
ST/CO Stamp 0-428-173-840 ST Tax \$752.00 CO Tax \$376.00

First American Title Company  
Order No. 3077987

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, between TIMBER TRAILS DEVELOPMENT COMPANY LLC, an Illinois limited liability company, grantor, and Lawrence Burda and Joanne Burda, husband and wife, as tenants by the entirety and not as tenants in common, 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 Number: new number - 18-18-407-067-0000  
old/underlying number - 18-18-407-033-0000

Common Address: 6100 Flagg Creek 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, 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 2020 and subsequent years and the permitted exceptions set forth on Exhibit B attached hereto.

[signature page follows]


FIRST AMERICAN TITLE  
FILE # 3077987

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IN WITNESS WHEREOF, said grantor has caused its name to be signed to these presents by its Manager this 26<sup>th</sup> day of February, 2021.

**TIMBER TRAILS DEVELOPMENT COMPANY, LLC**, an Illinois limited liability company

By: Western Springs Development LP, an Illinois limited partnership, its Manager

By:   
Brian P. Taylor, General Partner



STATE OF ILLINOIS )  
  )  
COUNTY OF COOK    )

*Michele B. Fish*  
*commission Expires 10-6-22*

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian P. Taylor, sole general partner of Western Springs Development, L.P., an Illinois limited partnership and the sole manager of Timber Trails Development Company, LLC, an Illinois limited liability company, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 26th day February, 2021.


**SEND SUBSEQUENT TAX BILLS TO:**

Joanne and Lawrence Burda  
6100 Flagg Creek Lane  
Western Springs, IL 60558

**AFTER RECORDING RETURN TO:**

Thomas Anselmo  
Diaz, Anselmo & Lindberg LLC  
1771 West Diehl Road, Suite 120  
Naperville, IL 60563-1890

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	<b>First American</b>	ALTA Commitment for Title Insurance
<b>Exhibit A</b>		ISSUED BY
		<b>First American Title Insurance Company</b>
		File No: 3077987

Commitment File No.: 3077987

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

LOT 285 IN TIMBER TRAILS RESUBDIVISION NO. 5, BEING A RESUBDIVISION OF LOTS 251, 252, 253, P.O. 11 AND P.O. 12 IN TIMBER TRAILS SUBDIVISION UNIT 2, DOCUMENT NUMBER 0705315075, AND OF LOTS 281, AND 284 IN TIMBER TRAILS RESUBDIVISION NO. 4 DOCUMENT NUMBER 1922617090, ALL 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 NUMBER 5 RECORDED OCTOBER 31, 2019, AS DOCUMENT NUMBER 1930406158, ALL IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as :

6100 Flagg Creek Lane  
Western Springs, IL 60558-5036

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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Form 50000317 (4-24-18)	Page 10 of 10	ALTA Commitment for Title Insurance (8-1-16) Illinois
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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2020 and subsequent years.
2. The land lies within the boundaries of a Special Service Area as disclosed by Ordinance recorded as Document 0633117080, 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 Subdivision of Timber Trails Resubdivision No. 5, the Plat of Timber Trails Subdivision Unit 1 and the Plat of Timber Trails Subdivision Unit 2.
4. Public utility easements and the provisions contained therein as shown on the the Plat of Subdivision of Timber Trails Resubdivision No. 5, the Plat of Timber Trails Subdivision Unit 1 and the Plat of Timber Trails 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, and all Special Amendments, Amendments and Supplements thereto.

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.

Assignment of Declarant's Rights in and to the Community Declaration of Timber Trails of Western Springs to Timber Trails Development Company, LLC recorded February 16, 2018 as document 1804749114.

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.
8. Grant of easement to Commonwealth Edison Company, its successors and assigns, to install, maintain, repair and operate their equipment together with

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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 the Plat of Subdivision of Timber Trails Resubdivision No. 5, the Plat of Timber Trails Subdivision Unit 1 and the Plat of Timber Trails Subdivision Unit 2 are dedicated for public right of way purposes.