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Karen A. Yarbrough
Cook County Clerk
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PREPARED BY:
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Dec ID 20210601669592
ST/CO Stamp 0-625-513-232 ST Tax \$916.00 CO Tax \$458.00

First American Title Company
Order No. 3086075

SPECIAL WARRANTY DEED IN TRUST

THIS SPECIAL WARRANTY DEED, between FLAGG CREEK TOWNHOMES, LLC, an Illinois limited liability company, grantor, and LAURA B. MONYEK, AS TRUSTEE UNDER THE LAURA B. MONYEK DECLARATION OF TRUST DATED APRIL 25, 2019, grantee; WITNESSETH, that the grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the grantee, and to her 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: 18-18-407-025-0000 Vol. 0082

Common Address: 1129 Hickory Drive, 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, her 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 (second installment) and subsequent years and the permitted exceptions set forth on Exhibit B attached hereto.

[signature page follows]

FIRST AMERICAN TITLE
FILE # 3086075

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IN WITNESS WHEREOF, said grantor has caused its name to be signed to these presents by its sole Member this 16th day of June, 2021.

FLAGG CREEK TOWNHOMES, LLC, an Illinois limited liability company

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

By: [Signature]
Name: Richard T. Allorto, Jr.
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 T. Allorto, Jr., personally known or identified to me to be an authorized signatory of MOF II HOLDINGS LLC, sole Member of FLAGG CREEK TOWNHOMES, LLC, an Illinois 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 16th day of June, 2021

Michele B. Fish
Notary Public



Grantee's Address

SEND SUBSEQUENT TAX BILLS TO:

Laura B. Mayske, Esq.
1129 Hickory Drive
Western Springs, IL 60558

AFTER RECORDING RETURN TO:

Mary E. Burda
MB Law, LLC
106 West Calender Ave, #213
La Grange, IL 60525

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EXHIBIT A

LEGAL DESCRIPTION

LOT 188 IN TIMBER TRAILS SUBDIVISION UNIT 2, BEING A RESUBDIVISION OF OUTLOT N IN TIMBER TRAIL 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 OF SAID TIMBER TRAILS SUBDIVISION UNIT 2, RECORDED FEBRUARY 22, 2007 AS DOCUMENT 0705315075, ALL IN COOK COUNTY, ILLINOIS.

<u>Lot</u>	<u>Common Address</u>			<u>PIN</u>
188	1129 Hickory Drive	Western Springs, IL	60558	18-18-407-025-0000 6670 sq. ft.

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