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Doc#: 2133512283 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/01/2021 02:16 PM Pg: 1 of 2

Dec ID 20211001693482

ST/CO Stamp 0-677-814-928 ST Tax \$1,224.00 CO Tax \$612.00

MAIL TO:

Morton J. Rubin, Esq.

Attorney at Law

3330 Dundee Rd, Ste. C4

Northbrook, IL 60062

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 in good standing and 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:

AROLDO M. BETHENCOURT & LISETTE J. RESENDE, husband and wife, of 5919 Timber Trails Blvd., 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:

Lot 276 in Timber Trails Resubdivision Number 2, being a Resubdivision of Lots 14, 15, 16 and 17 in Timber Trails Subdivision Unit 1, a Subdivision of part of the Southeast Quarter and the Northeast Quarter of Section 18, Township 38 North, Range 12, East of the Third Principal Meridian, along with part of the Southwest Quarter of Section 17, Township 38 North, Range 12, East of the Third Principal Meridian, according to the Plat of said Timber Trails Resubdivision Number 2 recorded October 22, 2018, as Document Number 1829517029, in Cook County, Illinois.

Permanent Tax Index Number: 18-18-404-020-0000

Address of Real Estate: 5919 Timber Trails Blvd., 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 2021 and subsequent years, which do not unreasonably impair or prevent Grantee's intended use of the Dwelling Unit as a single-family residence, and which do not provide for forfeiture or reversion in the event of a breach.

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

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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 17th day of October 2021.

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 17th day of October 2021.
Commission Expires: 10-6-22


Notary Public



This Instrument was prepared by: Lester N. Arnold, 493 Mission Street, Carol Stream, IL. 60138

Send subsequent Tax Bills to: AROLDO M. BETHENCOURT & LISETT J. RESENDE
5919 Timber Trails Blvd.
Western Springs, IL 60558