

# UNOFFICIAL COPY



Doc# 2222317010 Fee \$59.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/11/2022 09:38 AM PG: 1 OF 5

PREPARED BY:  
Scott D. Gudmundson  
Gudmundson Law, P.C.  
250 Parkway Drive, Suite 150  
Lincolnshire, Illinois 60069

First American Title Company  
Order No. 3104321

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, between (i) 1625 NORTH BURLING LLC, an Illinois limited liability company, grantor with respect to Parcel 1 below, and TIMBER TRAILS DEVELOPMENT COMPANY, LLC, an Illinois limited liability company, grantor with respect to Parcel 2 below, and (ii) MCNAUGHTON DEVELOPMENT, LLC., an Illinois limited liability company, grantee; WITNESSETH that the grantors, by these presents do hereby REMISE, RELEASE, ALIEN AND CONVEY unto the grantee, and to its 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.

Lot No.	PIN	Address	Title Holder
<b>PARCEL 1</b>			
83	18-18-410-015	1112 Spruce Drive, Western Springs, IL 60558	N Burling
84	18-18-410-016	1114 Spruce Drive, Western Springs, IL 60558	N Burling
85	18-18-410-017	1116 Spruce Drive, Western Springs, IL 60558	N Burling
<b>PARCEL 2</b>			
80	18-18-410-012	5914 Cottonwood Court, Western Springs, IL 60558	TTDC
106	18-18-407-002	1110 Pin Oak Drive, Western Springs, IL 60558	TTDC
272	18-18-413-023	1114 Hawthorn Lane, Western Springs, IL 60558	TTDC

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 grantors, 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, its successors and assigns forever.

And each grantor, for itself, and its successors, does covenant, promise and agree, to and with the grantee, its 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,

**FIRST AMERICAN TITLE**  
**FILE # 3104321**

5

# UNOFFICIAL COPY

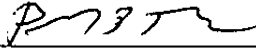
except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, grantor WILL WARRANT AND DEFEND, subject to general real estate taxes for 2021 (second installment) and subsequent years and the permitted exceptions set forth on Exhibit B attached hereto.

IN WITNESS WHEREOF, said grantors each caused its name to be signed to these presents by its Manager this 15th day of July, 2022.

**1625 NORTH BURLING LLC**, an Illinois limited liability company

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

By:   
Brian P. Taylor, its Manager

By:   
Brian P. Taylor, its Manager

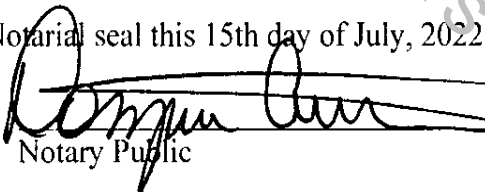
### ACKNOWLEDGEMENT

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 Brian P. Taylor, personally known or identified to me to be the sole manager of 1625 North Burling LLC, an Illinois limited liability company, and also the sole manager of Timber Trails Development Company, an Illinois limited liability company, appeared before me this day in person and acknowledged that as such manager of each company he signed and delivered the said instrument pursuant to authority given by each of said limited liability companies, as his free and voluntary act, and as the free and voluntary act of each of said limited liability companies, for the uses and purposes therein set forth.



GIVEN under my hand and Notarial seal this 15th day of July, 2022.



  
Notary Public

**SEND SUBSEQUENT TAX BILLS TO:**  
McNaughton Development, LLC  
11S220 Jackson Street  
Burr Ridge, Illinois 60527

**AFTER RECORDING RETURN TO:**  
McNaughton Development, LLC  
11S220 Jackson Street  
Burr Ridge, Illinois 60527

REAL ESTATE TRANSFER TAX		09-Aug-2022
		COUNTY: 415.00
		ILLINOIS: 830.00
		<b>TOTAL: 1,245.00</b>
18-18-410-015-0000		20220701678983   0-303-014-490

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1 – 1625 NORTH BURLING LLC, GRANTOR

LOTS 83, 84 AND 85 IN TIMBER TRAILS SUBDIVISION UNIT 2, BEING A RESUBDIVISION OF OUTLOT N IN TIMBER TRAIL SUBDIVISION UNIT 1, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, 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 No.</u>	<u>PIN</u>	<u>Address</u>
LOT # 83	18-18-410-015	1112 Spruce Drive, Western Springs, IL 60558
LOT # 84	18-18-410-016	1114 Spruce Drive, Western Springs, IL 60558
LOT # 85	18-18-410-017	1116 Spruce Drive, Western Springs, IL 60558

#### PARCEL 2 – TIMBER TRAILS DEVELOPMENT COMPANY, GRANTOR

LOTS 80 AND 106 IN TIMBER TRAILS SUBDIVISION UNIT 2, BEING A RESUBDIVISION OF OUTLOT N IN TIMBER TRAIL SUBDIVISION UNIT 1, 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.

LOT 272 IN 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 PLAT THEREOF RECORDED FEBRUARY 22, 2018 AS DOCUMENT NO. 1805334031, IN COOK COUNTY, Illinois.

<u>Lot No.</u>	<u>PIN</u>	<u>Address</u>
LOT # 80	18-18-410-012	5914 Cottonwood Court, Western Springs, IL 60558
LOT # 106	18-18-407-002	1110 Pin Oak Drive, Western Springs, IL 60558
LOT # 272	18-18-413-023	1114 Hawthorn Lane, Western Springs, IL 60558

Lot 272 was formerly Lot 133 in Timber Trails Unit 2. The old PIN was 18-18-413-013.

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2021 (second installment) 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 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 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. 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.

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.

# UNOFFICIAL COPY

8. Grant of easement to Commonwealth Edison Company, its successors and assigns, to install, maintain, repair and operate their equipment together with 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 Plat of Timber Trails Subdivision Unit 1 and the Plat of Subdivision Unit 2 are dedicated for public right of way purposes.