

UNOFFICIAL COPY

Doc#: 2233549028 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/01/2022 09:38 AM Pg: 1 of 4

MAIL TO:
Jason Chmielewski Esq.
JMC Law Group
111 W. Washington St. Ste 1500
Chicago, IL 60602

Dec ID 20221101699709
ST/CO Stamp 0-875-664-720 ST Tax \$1,650.00 CO Tax \$825.00

SPECIAL WARRANTY DEED
LLC to INDIVIDUALS.

FATIC: FILE NO. 3133505
Effective Date September 30, 2022

2 of 3

FIRST AMERICAN TITLE
FILE # 3133505

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 Manager, Brian P. Taylor, of 6114 Burr Oak Drive, Western Springs, IL. 60558, being 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:

KAISER J. SHAH and JAMIE A. SHAH, husband and wife, of 1107 White Pine Lane, 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, in fees simple, forever, as Grantees, the following described Real Estate situated in the County of Cook, in State of Illinois, described as follows, to wit:

Lot 218 in Timber Trails Subdivision, Unit 2, being described as follows.

SEE ATTACHED LEGAL DESCRIPTION.

Permanent Tax Index Number: 18-18-416-016-0000

Address of Real Estate: 1107 White Pine Lane, 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 2022 annual real estate taxes and subsequent years, and matters of record including to run with the land as set forth on Exhibit B attached hereto.


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

UNOFFICIAL COPY

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 05th day of November 2022.

TIMBER TRAILS DEVELOPMENT COMPANY, LLC,
an Illinois Limited Liability Company

By: 
Brian P. Taylor, its Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK

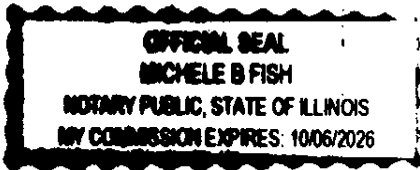
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that BRIAN P. TAYLOR, is personally known to me to be Manager of TIMBER TRAILS DEVELOPMENT COMPANY, LLC, and is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, 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 28th day of November 2022.
Commission Expires: 10-6-28


Notary Public

This Instrument was prepared by: Lester N. Arnold, 493 Mission St., Carol Stream, IL 60188

Send subsequent Tax Bills to: KAISER J. SHAH and
JAMIE A. SHAH
1107 White Pine Lane
Western Springs, IL 60558



UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

LOT 218 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, 2007 AS DOCUMENT NO. 0705315075, IN COOK COUNTY,
ILLINOIS.

ADDRESS: 1107 White Pine Lane, Western Springs, IL. 60558

PIN # 18-18-416-016-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for year 2022 and subsequent years;
2. Special municipal taxes or assessments for improvements not completed and unconfirmed municipal taxes or assessments;
3. Applicable zoning and building laws, ordinances and other agreements between Grantor and the Village of Western Springs, Illinois, or other governmental bodies;
4. Terms, provisions, conditions and restrictions contained in Community Declaration for Timber Trails of Western Springs recorded February 2, 2007, as document 0703334023, including any and all exhibits, amendments and supplements thereto;
5. Easements, covenants, conditions, agreements, building lines and restrictions of record, including but not limited to, matters running with the subject property as cited in and reported on title commitment file No. 3133505 effective date September 30, 2022, as amended thereafter, issued by First American Title Insurance Company, Warrenville, IL 60555, incorporated herein by reference thereto; and
6. Acts done or suffered to be done by Grantee.