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2301745018D

Doc# 2301745018 Fee \$59.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/17/2023 09:49 AM PG: 1 OF 5

PREPARED BY:

Scott D. Gudmundson

Gudmundson Law, P.C.

250 Parkway Drive, Suite 150

Lincolnshire, Illinois 60069

FATIC File No: 3148047

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, between TIMBER TRAILS DEVELOPMENT COMPANY, LLC, an Illinois limited liability company, grantor, and 1625 NORTH BURLING LLC, an Illinois limited liability company, grantee; WITNESSETH, that the grantor, by these presents does 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.

Permanent Real Estate Numbers: See Exhibit A, attached hereto.

Common Addresses: See Exhibit A, attached hereto.

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, its successors and assigns forever.


And the 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, 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.

[signature page follows]

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IN WITNESS WHEREOF, said grantor has caused its name to be signed to these presents by its Manager this 1st day of August, 2022.

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

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



GIVEN under my hand and Notarial seal this 1st day of August, 2022.




Notary Public

SEND SUBSEQUENT TAX BILLS TO:
1625 North Burling LLC
6114 Burr Oak Drive
Western Springs, IL 60558

AFTER RECORDING RETURN TO:
Scott D. Gudmundson
Gudmundson Law, P.C.
250 Parkway Drive, Suite 150
Lincolnshire, Illinois 60069

REAL ESTATE TRANSFER TAX		12-Jan-2023
		COUNTY: 768.50
		ILLINOIS: 1,537.00
		TOTAL: 2,305.50
18-18-414-010-0000		20221201616385 1-407-955-792

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 144, 146, 147, 149, 192, 211-215 IN TIMBER TRAILS SUBDIVISION UNIT 2, BEING A RESUBDIVISION OF OUTLOT N IN TIMBER TRAIL SUBDIVISION UNIT 1, 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.

144	6106 Burr Oak Drive *	18-18-414-010-0000
146	6110 Burr Oak Drive	18-18-414-012-0000
147	6112 Burr Oak Drive	18-18-414-013-0000
149	6116 Burr Oak Drive	18-18-414-015-0000
192	1121 Hickory Drive	18-18-418-001-0000
211	1116 Hickory Drive	18-18-416-009-0000
212	1118 Hickory Drive	18-18-416-010-0000
213	1120 Hickory Drive	18-18-416-011-0000
214	6109 Burr Oak Drive	18-18-416-012-0000
215	6107 Burr Oak Drive	18-18-416-013-0000

* Western Springs, IL 60558

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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, as amended and supplemented, relating in part to assessments and liens 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.

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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.