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General Warranty Deed

Prepared by:  
Paul McNaughton  
McNaughton Development, LLC  
11S220 Jackson Street  
Burr Ridge, IL 60527

Doc#: 2415014060 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/29/2024 9:46 AM Pg: 1 of 2  
Dec ID 20240501607009  
ST/Co Stamp 0-183-784-752 ST Tax \$1,271.00 CO Tax \$635.50

Mail to:  
TOM HAWBECKER  
26 BLAINE  
WINDY LAKE IL 60521

Mail tax bills to:  
James Alan Dart and Jill Marie Dart  
5914 Cottonwood Court  
Western Springs, IL 60558

The Grantor(s): McNaughton Development, LLC, an Illinois limited liability company, 11S220 Jackson Street, Burr Ridge, IL 60527, of the County of DuPage, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to James Alan Dart and Jill Marie Dart, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, 5914 Cottonwood Court, Western Springs, IL 60558, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 80 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

Permanent Index Number: 18-18-410-012-0000  
Property Address: 5914 Cottonwood Court, Western Springs, IL 60558  
CT.

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate

Dated this 24 day of May, 2024

[Signature Page to Follow]

# UNOFFICIAL COPY

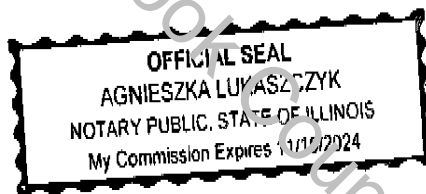
McNaughton Development, LLC

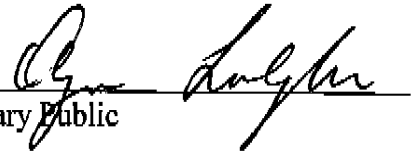
By:   
Paul R. McNaughton, Manager

State of Illinois        )  
County of DuPage     ) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that PAUL MCNAUGHTON and \_\_\_\_\_ personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that PAUL MCNAUGHTON signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 24 day of MAY, 2024



  
Notary Public

DuPage County Clerk's Office