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Doc# 1800829066 Fee \$68.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/08/2018 12:39 PM PG: 1 OF 12

Mail to:

Castle Law
Gary Davidson
13863 S. Bell Road
Homer Glen, IL. 60491

OS NATIONAL, LLC
2170 SATELLITE BLVD.
SUITE 200
DULUTH, GA 30087

Mail Tax Bill to:

Pilato International America
DE 2017 LLC
20801 Biscayne Blvd, Suite #403
Miami, FL 33180

SPECIAL WARRANTY DEED

This agreement, made this 30 day of November 2017, between **GRANTOR, Helix Homes America, LLC, A Delaware Limited Liability Company**, of 3517 Camino Del Rio, Suite 204, San Diego, CA 92108, party of the first part, and **GRANTEE, Pilato International America DE 2017, LLC, A Delaware Limited Liability Company**, of 20801 Biscayne Blvd., Suite 403, Miami, FL 33180 party of the second part witnesseth, that the first part, for and in consideration of the sum of Ten and no/100 dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs assigns, FOREVER, all of the following described real estate, situated in the County of COOK, State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION: SEE ATTACHED

COMMON ADDRESS:

- 17952 Roy Street, Lansing, IL 60438 PIN 30-32-108-033-0000
- 17608 Walter Street, Lansing, IL 60438 PIN 30-29-313-044-0000
- 18343 Oakwood Avenue, Lansing, IL 60438 PIN 30-31-410-014-0000
- 17530 Henry Street, Lansing, IL 60438 PIN 30-29-310-059-0000
- 18007 Oakwood Avenue, Lansing, IL 60438 PIN 30-31-216-002-0000
- 18108 Oakwood Avenue, Lansing, IL 60438 PIN 30-31-221-030-0000

REAL ESTATE TRANSFER TAX

08-Jan-2018



COUNTY:	258.00
ILLINOIS:	516.00
TOTAL:	774.00

30-32-108-033-0000 | 20171201671274 | 0-380-718-112

UP

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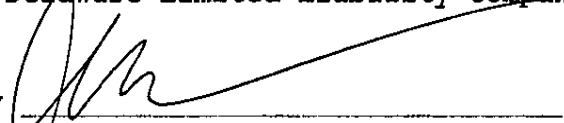
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, 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 party of the second part, his/her/their heirs and assigns forever in _____

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, his/her/their 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, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: general real estate taxes not yet due and payable at the time of closing and covenants, conditions restrictions of record.

In Witness whereof, said Grantor, as trustee as aforesaid, hereunto set their hand and seal this 30 day of November, 2017.

Helix Homes America, LLC
A Delaware Limited Liability Company

By 
Joseph Nelson, its Manager

State of Michigan
County of Oakland

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that Joseph Nelson, as managing member of **Helix Homes America, LLC, a Delaware limited liability company**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such she signed, sealed and delivered the said instruments as her free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

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Given under my hand and official seal, this 30th day of November, 2017.

Commission expires 08/09/2023.

Susan Carole Brohman
Notary Public Susan Carole Brohman

This instrument prepared by
Castle Law, Gary Davidson, 13963 S. Bell Road, Homer Glen, IL 60491

SUSAN CAROLE BROHMAN
Notary Public, State of Michigan
County Of Oakland
My Commission Expires 08-09-2023
Acting in the County of Oakland

Property of Cook County Clerk's Office

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EXHIBIT A

PARCEL 1

APN/PARCEL ID#: 30-32-108-033-0000

COMMON ADDRESS: 17952 Roy, Lansing, IL 60438

LEGAL DESCRIPTION:

Lot 11 (except the South 30 feet thereof) and Lot 12 in Block 6 in Lansing Terrace, being a subdivision of that part of the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 32, lying North of a straight line running from a point in the East line which is 1582.03 feet South of the Northeast corner thereof, to a point in the West line which is 1583.55 feet South of the Northwest corner thereof, also of Block 1 Lansing Gardens, a subdivision of the East 1/2 of the East 1/2 of the Northeast 1/4 of Section 31 and the East 30.0 feet of the West 1/2 of the East 1/2 of said Northeast 1/4 South of the right of way of the Pittsburg, Cincinnati, Chicago and Saint Louis Railroad (except two and 1/4 acres lying in the Southeast corner thereof, also all of the West 1/2 of the West 1/2 of the Northwest 1/4 of Section 32, (except the right of way of said railroad) all in Township 36 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2

APN/PARCEL ID#: 30-29-313-044-0000

COMMON ADDRESS: 17608 Walter, Lansing, IL 60438

LEGAL DESCRIPTION:

Lot 40 (except the South 10 feet thereof) and Lot 41 in Block 6, in Airport Addition, a Resubdivision of certain Lots in Calumet Bernice Addition, being a Subdivision of the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 29, Township 36 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

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PARCEL 3

APN/PARCEL ID#: 30-31-410-014-0000

COMMON ADDRESS: 18343 Oakwood, Lansing, IL 60438

LEGAL DESCRIPTION:

The North half (1/2) of the West half (1/2) (except the East ten (10) feet thereof) of Lot Five (5) in Block Seven (7), in Ridgewood Gardens Addition, being a subdivision of the West half (1/2) of the Southeast quarter (1/4) of Section 31, Town 36, North, Range 15, East of the Third Principal Meridian, Cook County, Illinois, except the Chicago and Grand Trunk Railroad right-of-way, as located through the said Section 31, in Cook County, Illinois.

PARCEL 4

APN/PARCEL ID#: 30-29-310-059-0000

COMMON ADDRESS: 17530 Henry, Lansing, IL 60438

LEGAL DESCRIPTION:

Lots 32 and 33 in Block 4 in Aviation Addition, being a Subdivision of all Lots in Blocks 1 to 3 in Community Center Addition, being a Subdivision of the East 1/2 of the West 1/2 of the Southwest 1/4 of fractional Section 29, Township 36 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 5

APN/PARCEL ID#: 30-31-216-002-0000

COMMON ADDRESS: 18007 Oakwood, Lansing, IL 60438

LEGAL DESCRIPTION:

Lot 2 in Block 2, in Lansing Meadows, being a subdivision of (except the South 264.0 feet of the West 645.0 feet) and (except the South 125.0 feet of the East 83.0 feet) the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 36 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

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PARCEL 6

APN/PARCEL ID#: 30-31-221-030-0000

COMMON ADDRESS: 18108 Oakwood, Lansing, IL 60438

LEGAL DESCRIPTION:

Lot 15 in Block 6 in Lansing Meadows, being a Subdivision of (except the South 264.0 feet of the West 645.0 feet) and (except the South 125 feet of the East 83.0 feet) of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 36 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Village of Lansing

Patricia Eidam
Mayor



Office of the Treasurer

Arlette Frye
Treasurer

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Helix Homes America
3517 Camino Del Rio, #204
San Diego, CA 92108
 Telephone: 619-540-3806

Attorney or Agent: Castle Law
 Telephone No.: 708-801-8000

Property Address: 17952 Roy Street
Lansing, IL 60438

Property Index Number (PIN): 30-32-108-033-0000

Water Account Number: 114 3800 00 02

Date of Issuance: December 6, 2017

(State of Illinois)
(County of Cook)

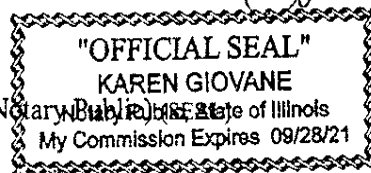
This instrument was acknowledged before me on December 6, 2017 by Karen Giovane.

Karen Giovane

(Signature of Notary Public, State of Illinois)

VILLAGE OF LANSING

By: Arlette Frye
Village Treasurer or Designee



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

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Village of Lansing

Patricia Eidam
Mayor



Office of the Treasurer

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Title Holder's Name: Helix Homes America
3517 Camino Del Rio, #204
San Diego, CA 92108
 Telephone: 619-550-3806

Attorney or Agent: Castle Law
 Telephone No.: 708-801-8000

Property Address: 17608 Walter Street
Lansing, IL 60438

Property Index Number (PIN): 30-29-313-044-0000

Water Account Number: 115 2700 00 04

Date of Issuance: December 6, 2017

(State of Illinois)
(County of Cook)

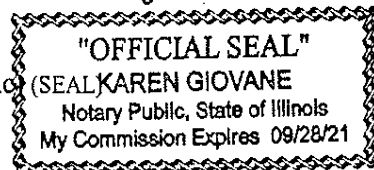
This instrument was acknowledged before me on December 6, 2017 by Karen Giovane.

(Signature of Notary Public)

VILLAGE OF LANSING

By:

Village Treasurer or Designee



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Patricia Eidam
Mayor



Office of the Treasurer

Arlette Frye
Treasurer

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Title Holder's Name: Helix Homes America
3517 Camino Del Rio, #204
San Diego, CA 92108
Telephone: 619-590-3806

Attorney or Agent: Castle Law
Telephone No.: 708-801-8000

Property Address: 18343 Oakwood Avenue
Lansing, IL 60438

Property Index Number (PIN): 30-31-410-014-0000

Water Account Number: 218 4701 00 06

Date of Issuance: December 6, 2017

(State of Illinois)
(County of Cook)

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me on December 6, 2017 by
Karen Giovane.

VILLAGE OF LANSING

By: Arlette Frye
Village Treasurer or Designee

Karen Giovane

(Signature of Notary Public)



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San Diego, CA 92108
Telephone: 619-590-3806

Attorney or Agent: Castle Law
Telephone No.: 708-801-8000

Property Address: 17530 Henry Street
Lansing, IL 60438

Property Index Number (PIN): 30-29-310-059-0000

Water Account Number: 111 1611 00 07

Date of Issuance: December 6, 2017

(State of Illinois)
(County of Cook)

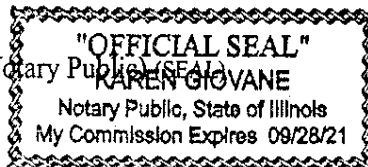
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Karen Giovane.

VILLAGE OF LANSING

By: [Signature]
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)



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Attorney or Agent: Castle Law
Telephone No.: 708-801-8000

Property Address: 18007 Oakwood Avenue
Lansing, IL 60438

Property Index Number (PIN): 30-31-216-002-0000

Water Account Number: 202 1110 00 04

Date of Issuance: December 6, 2017

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 Telephone: 619-549-3806

Attorney or Agent: Castle Law
 Telephone No.: 708-801-8000

Property Address: 18108 Oakwood Avenue
Lansing, IL 60438

Property Index Number (PIN): 30-31-221-030-0000
 Water Account Number: 202 4260 00 06

Date of Issuance: December 6, 2017

(State of Illinois)
(County of Cook)

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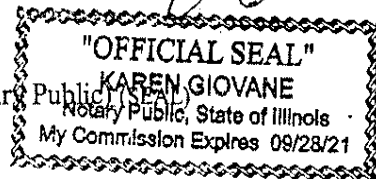
[Signature]

(Signature of Notary Public)

VILLAGE OF LANSING

By: [Signature]

Village Treasurer or Designee



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