

UNOFFICIAL COPY

Mail to:
Castle Law
Gary Davidson
13963 S. Bell Road
Homer Glen, IL. 60491

OS NATIONAL, LLC
2170 SATELLITE BLVD.
SUITE 200
DULUTH, GA 30097



Doc# 1812134039 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/01/2018 01:31 PM PG: 1 OF 3

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:

Parcel 1:

The East 37-1/2 feet of Lot 7 and the East 37-1/2 feet of Lot 8 in Block 11 in Village of Glenwood, a subdivision of part of the Southwest 1/4 of Section 3, Township 35 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded august 26, 1874 as document 187299, in Cook County, Illinois, together with the West 1/2 of the vacated alley lying East and adjoining, all in Cook County, Illinois.

Also;

That part of the East 1/2 of the vacated alley lying West of and adjoining Lot 2 in Block 11 in the Village of Glenwood, a subdivision of part of the Southwest 1/4 of Section 3, Township 35 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded august 26, 1874 as document 187299, all in Cook County, Illinois, and vacated by

NO. 6425
AMOUNT 517.49
DATE 4-30-18
SOLD BY CW



REAL ESTATE TRANSFER TAX

01-May-2018



COUNTY: 51.75
ILLINOIS: 103.50
TOTAL: 155.25

32-03-326-010-0000

| 20171201671302 | 0-112-874-784

Bm

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ordinance passed by the Village of Glenwood a copy of which was recorded July 15, 1963 as document 18852408, all in Cook County, Illinois.

Parcel 2:

That part of the East 1/2 of vacated alley lying West of and adjoining Lot 1 in Block 11, described as follows: beginning at the Southwest corner of said Lot 1: thence North 89 degrees 30 minutes 51 seconds West on the Southerly prolongation of the South line of Lot 1 to the West line of the West 1/2 of said vacated alley described aforesaid; thence North 00 degrees 00 minutes 25 seconds West on the last described line a distance of 43.35 feet to a point; thence South 39 degrees 04 minutes 47 seconds East a distance of 23.81 feet to a point, said point being the West line of said Lot 1; thence South on the last described line a distance of 25.00 feet to the point of beginning, all in the Village of Glenwood, a subdivision of part of the Southwest 1/4 of Section 3, Township 35 North, Range 14, in Cook County, Illinois.

COMMONLY KNOWN AS: 14 W. Main Street, Glenwood, IL 60425

PIN: 32-03-326-010-0000 & 32-03-326-014-0000

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.

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

Helix Homes America, LLC
A Delaware Limited Liability Company

By [Signature]
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.

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

Commission expires
08/09/2023

[Signature]
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