



1825449059D

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

Doc# 1825449059 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/11/2018 11:07 AM PG: 1 OF 6

Mail Tax Bill to:
Lions Investment Company, LLC
3517 Camino Del Rio South
Suite 204
San Diego, CA 92108

FIDELITY NATIONAL TITLE

SPECIAL WARRANTY DEED

This agreement, made this 10th day of January 2018, between **GRANTOR, Helix Homes America, LLC, A Delaware Limited Liability Company**, of 4142 Adams Avenue #230, San Diego, CA 92116, party of the first part, and **GRANTEE, Lions Investment Company, LLC, A Florida Limited Liability Company**, of 3517 Camino Del Rio South, Suite 204, San Diego, CA 92108 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:

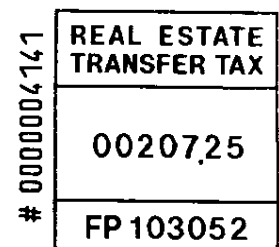
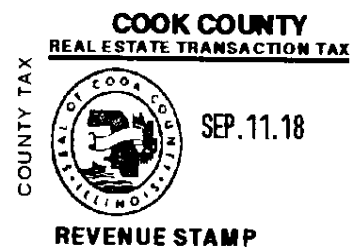
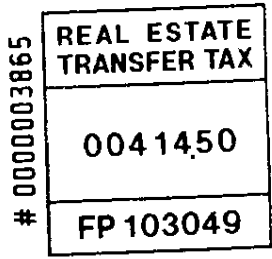
216 140th Place, Dolton, IL 60419 PIN 29-03-112-005-0000

14242 Shepard Drive, Dolton, IL 60419 PIN 29-03-406-004-0000

621 E. 144th Place, Dolton, IL 60419 PIN 29-03-421-014-0000

14848 S. Champlain Ave., Dolton, IL 60419 PIN 29-10-222-037-0000

801 E. Sibley Blvd., Calumet City, IL 60409 PIN 30-07-401-038-0000



UNOFFICIAL COPY

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 10th day of January, 2018.

Helix Homes America, LLC
A Delaware Limited Liability Company

By Joe Nelson by Susan R. Chum, as attorney in fact
Joseph Nelson, its Manager

State of _____
County of _____

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.

Property of Scott County Clerk's Office

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Given under my hand and official seal, this ___ day of January 2018.

Commission expires _____

Notary Public

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

Attached

Property of Cool
Identity Office

VILLAGE OF DOLTON
 WATER/REAL PROPERTY TRANSFER TAX No. 23849
 ADDRESS 1021 E. 144 Pl
 ISSUE 5-6-18 EXPIRED 10-6-18
 AMT 50.00
 TYPE WTS


 VILLAGE COMPTROLLER

VILLAGE OF DOLTON
 WATER/REAL PROPERTY TRANSFER TAX No. 23847
 ADDRESS 14018 Chapman
 ISSUE 1-4-18 EXPIRED 1-2-18
 AMT 50.00
 TYPE WTS

 VILLAGE COMPTROLLER


VILLAGE OF DOLTON
 WATER/REAL PROPERTY TRANSFER TAX No. 23821
 ADDRESS 1442 Shepard
 ISSUE 8-29-18 EXPIRED 9-29-18
 AMT 50.00
 TYPE WTS

 VILLAGE COMPTROLLER

REAL ESTATE TRANSFER TAX
 52030 - 212218

 Calumet City • City of Homes \$ 328

VILLAGE OF DOLTON
 WATER/REAL PROPERTY TRANSFER TAX No. 23819
 ADDRESS 214 E. 140 Pl
 ISSUE 8-29-18 EXPIRED 9-29-18
 AMT 50.00
 TYPE WTS

 VILLAGE COMPTROLLER

REAL ESTATE TRANSFER TAX
 52031 - 212218

 Calumet City • City of Homes \$ 328

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On 11/5/18 before me, Catherine S. Ortega, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Susan R. Cheun
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Catherine S. Ortega
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: 11/5/18 Number of Pages: 3

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Susan R. Cheun

- Corporate Officer - Title(s): _____
- Partner - Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: Helix Homes America, LLC

Signer's Name: _____

- Corporate Officer - Title(s): _____
- Partner - Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

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EXHIBIT A

For APN/Parcel ID(s): 29-03-112-005-0000
For Tax Map ID(s): 29-03-112-005-0000

COMMON ADDRESS: 216 E 140Th Pl, Dolton, IL 60419

LOT 36 IN BLOCK 1 IN TENINGA AND COMPANY'S 4TH IVANHOE MANOR, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For APN/Parcel ID(s): 29-03-406-004-0000
For Tax Map ID(s): 29-03-406-004-0000

COMMON ADDRESS: 14242 Sheperd Drive, Dolton, IL 60419

LOT 32 IN BLOCK 3 IN CALUMET PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1925 AS DOCUMENT NO. 8973856, IN COOK COUNTY ILLINOIS.

For APN/Parcel ID(s): 29-03-421-014-0000
For Tax Map ID(s): 29-03-421-014-0000

COMMON ADDRESS: 621 E 144th Place, Dolton, IL 60419

LOT 19 IN GENTRY'S MARGARET STREET SUBDIVISION, BEING A SUBDIVISION OF THE WEST 400.2 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 36, NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For APN/Parcel ID(s): 29-10-222-037-0000
For Tax Map ID(s): 29-10-222-037-0000

COMMON ADDRESS: 14848 Champlain Avenue, Dolton, IL 60419

LOT 18 IN BLOCK 4 IN CALUMET SIBLEY CENTER 1ST ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For APN/Parcel ID(s): 30-07-401-038-0000
For Tax Map ID(s): 30-07-401-038-0000

COMMON ADDRESS: 801 Sibley Boulevard, Calumet City, IL 60409

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Property of Cook County Clerk's Office

EXHIBIT A
(continued)

LOT 1 AND THE EAST 10 FEET OF LOT 2 IN BLOCK 25 IN FORD CALUMET HIGHLANDS ADDITION TO WEST HAMMOND, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 1316 FEET AND EXCEPT RAILROAD) IN SECTION 7, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.