



\*2125657005D\*

Doc# 2125657005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/13/2021 10:48 AM PG: 1 OF 9

**SPECIAL WARRANTY DEED**

**GRANTOR**, WPCP LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 21334 Old N. Church Road, Frankfort, IL 60423, for and in consideration of ZERO AND 00/100 Dollars (\$0.00), and for other good and valuable consideration, GRANTS, BARGAINS AND SELLS to **GRANTEE**, CHERRY ROAD LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 21334 Old N. Church Road, Frankfort, IL 60423, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: See attached Exhibit A

Permanent Index Number: See attached Exhibit A

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(C) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

**REAL ESTATE TRANSFER TAX**

13-Sep-2021



COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

30-31-201-044-0000

| 20210901669927 | 0-980-442-896

**When recorded return to:**

DANISH AMIN  
OS NATIONAL, LLC - MMT - DEPT.  
04  
3097 SATELLITE BOULEVARD  
BUILDING 700, SUITE 400  
DULUTH, GA 30096  
REF: 10.4CORE-WHITE-PINES-06

**Send subsequent tax bills to:**

CHERRY ROAD LLC  
21334 OLD N. CHURCH ROAD  
FRANKFORT, IL 60423

**This instrument prepared by:**

LEILA L. HALE, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

# UNOFFICIAL COPY

Dated this 23 day of August, 2021.

GRANTOR

WPCP LLC, a Delaware limited liability company

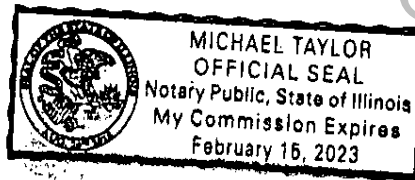
By: [Signature]  
Printed Name: Brad Oswald  
Title: Member

STATE OF IL  
COUNTY OF Will

This instrument was acknowledged before me on 8-23-2021, by Brad Oswald, as Member of WPCP LLC, a Delaware limited liability company.

[Affix Notary Seal]

Notary signature: [Signature]  
Printed name: Michael Taylor  
My commission expires: 2-15-23



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

[Legal Description]

Address: 17820 Oakwood Ave, Lansing, IL 60438  
County: Cook  
Parcel Identification Number: 30-31-201-044-0000  
Client Code: WHITE-PINES-06

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:  
LOT 10 AND 11 IN BLOCK 1 IN SEMMELHAACK AND RUST'S SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 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.

\*\*\*

Address: 17915 Walter St, Lansing, IL 60438  
County: Cook  
Parcel Identification Number: 30-32-108-035-0000  
Client Code: WHITE-PINES-07

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:  
LOT 4 AND THE NORTH 10 FEET OF LOT 5 IN BLOCK 6 IN LANSING TERRACE, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

Address: 3331 Washington St, Lansing, IL 60438  
County: Cook  
Parcel Identification Number: 30-32-117-024-0000  
Client Code: WHITE-PINES-11

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:  
LOT 6 IN BLOCK 2 IN THE SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 LYING NORTH OF THE NORTHEASTERLY RIGHT OF WAY OF THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD AND LYING SOUTH OF A STRAIGHT LINE RUNNING FROM A POINT IN THE EAST LINE OF SAID EAST 1/2 1581.05 FEET SOUTH OF THE NORTHEAST CORNER THEREOF TO A POINT IN THE WEST LINE OF SAID EAST 1/2 1583.55 FEET SOUTH OF THE NORTHWEST CORNER THEREOF IN SECTION 32, TOWNSHIP 36 NORTH, RANGE 15 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

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Address: 4241 Arlington Dr, Richton Park, IL 60471  
County: Cook  
Parcel Identification Number: 31-27-410-031-0000  
Client Code: WHITE-PINES-13

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:  
LOT 138 IN RICHTON HILLS FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 (EXCEPT THE NORTH 78 ACRES THEREOF) OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

Address: 4246 Clark Dr, Richton Park, IL 60471  
County: Cook  
Parcel Identification Number: 31-27-403-020-0000  
Client Code: WHITE-PINES-14

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:  
LOT 20 IN RICHTON HILLS SUBDIVISION A PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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Address: 4512 Poplar St, Richton Park, IL 60471  
County: Cook  
Parcel Identification Number: 31-27-313-013-0000  
Client Code: WHITE-PINES-15

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:  
LOT 370 IN RICHTON HILLS 2ND ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 4, 1969 AS DOCUMENT NUMBER 2434295, AND SURVEYOR'S CERTIFICATE OF CORRECTION THEREOF REGISTERED MARCH 12, 1969 AS DOCUMENT NUMBER 2439592, AND SURVEYOR'S CERTIFICATE OF CORRECTION THEREOF REGISTERED ON MAY 6, 1969 AS DOCUMENT NUMBER 2449349, IN COOK COUNTY, ILLINOIS.

This property is NOT the homestead real property of grantor.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

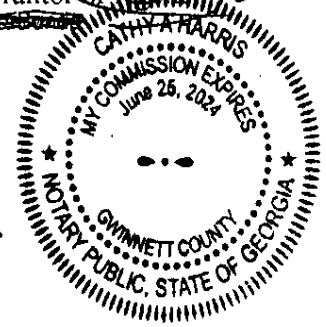
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 9/9/2021

Signature: [Signature]  
Grantor or Agent OSN

Subscribed and sworn to before me by the said Srey Martin this 9<sup>th</sup> day of September 2021

Notary Public Cathy A. Harris



The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 8-23-2021

Signature: [Signature]  
Grantee or Agent  
Brad Oswald

Subscribed and sworn to before me by the said BRAD OSWALD this 23 day of AUG 2021.

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

# VILLAGE OF LANSING **UNOFFICIAL COPY**

Patricia L. Eidam  
Mayor



Brian Hanigan  
Finance Director

## Office of the Finance Director

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: WPCP, LLC  
21334 Old N Church Road  
Frankfort, IL 60423

Telephone: 773-366-1425

Attorney or Agent: Charlie Doerr  
 Telephone No.: 312-515-7836

Property Address: 3331 Washington Street  
Lansing, IL 60438

Property Index Number (PIN): 30-32-117-027-0000

Water Account Number: 111 4800 00 07

Date of Issuance: August 25, 2021

(State of Illinois)  
(County of Cook)

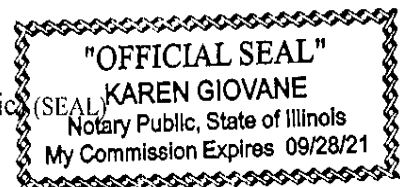
This instrument was acknowledged before me on August 25, 2021 by Karen Giovane.

VILLAGE OF LANSING

By: [Signature]  
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)



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

# VILLAGE OF LANSING **UNOFFICIAL COPY**

**Patricia L. Eidam**  
Mayor



## Office of the Finance Director

**Brian Hanigan**  
Finance Director

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Frankfort, IL 60423

Telephone: 773-366-1425

Attorney or Agent: Charlie Doerr  
 Telephone No.: 312-515-7836

Property Address: 17915 Walter Street  
Lansing, IL 60438

Property Index Number (PIN): 30-32-108-035-0000

Water Account Number: 114 4100 00 07

Date of Issuance: August 25, 2021

(State of Illinois)  
(County of Cook)

This instrument was acknowledged before me on August 25, 2021 by Karen Giovane.

VILLAGE OF LANSING

By: [Signature]  
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)



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



# VILLAGE OF LANSING **UNOFFICIAL COPY**

Patricia L. Eidam  
Mayor



## Office of the Finance Director

Brian Hanigan  
Finance Director

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AND WHEN RECORDED RETURN TO:

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Title Holder's Name: WPCP, LLC  
21334 Old N Church Road  
Frankfort, IL 60423

Telephone: 773-266-1425

Attorney or Agent: Charlie Doerr  
Telephone No.: 312-515-7836

Property Address: 17820 Oakwood Avenue  
Lansing, IL 60438

Property Index Number (PIN): 30-31-201-044-0000

Water Account Number: 202 2505 00 05

Date of Issuance: August 25, 2021

(State of Illinois)  
(County of Cook)

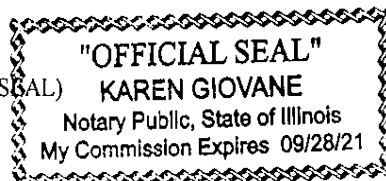
This instrument was acknowledged before  
me on August 25, 2021 by  
Karen Giovane.

VILLAGE OF LANSING

By: [Signature]  
Village Treasurer or Designee

[Signature]

(Signature of Notary Public) (SEAL)



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