

# UNOFFICIAL COPY



Doc#: 1528216091 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/09/2015 03:59 PM Pg: 1 of 5

AFTER RECORDING RETURN TO:  
BCHH, INC.  
1000 CLIFF MINE ROAD, SUITE 500  
PITTSBURGH, PA 15275  
File No. 15029974

Name & Address of Taxpayer:  
**OSCAR RODRIGUEZ AND ISABEL ALVAREZ**  
5209 SOUTH SAWYER AVENUE  
CHICAGO, IL 60632

Tax ID No.: 27-22-207-061-0000

## WARRANTY DEED



THIS INDENTURE made and entered into on this 22 day of September, by and between **HFS I ASSETS COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, a mailing address of 8300 NORTH MOPAC EXPRESSWAY, SUITE 200, AUSTIN, TX 78759 herein after referred to as Grantor(s) and **OSCAR RODRIGUEZ, A SINGLE MAN AND ISABEL ALVAREZ, A SINGLE WOMAN, AS JOINT TENANTS**, a mailing address of 5209 SOUTH SAWYER AVENUE, CHICAGO, IL 60632, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of ONE HUNDRED SIXTY-TWO THOUSAND AND 00/100 (\$162,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NUMBER 1326910005, Recorded: 09/26/2013

REAL ESTATE TRANSFER TAX		12-Oct-2015
	COUNTY:	81.00
	ILLINOIS:	162.00
	TOTAL:	243.00

27-22-207-061-0000 | 20151001634114 | 1-769-422-912

CCRD REVIEWER

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Tax ID No. 27-22-207-061-0000

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 22 day of Sept 2015.

HFS I ASSETS COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]

PRINT NAME: Karen McConnell

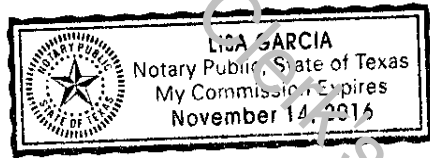
TITLE: by: Main Street Renewal  
As: authorized signor

STATE OF Texas  
COUNTY OF Travis

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Karen McConnell, authorized signor as closing supervisor on behalf of HFS I ASSETS COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 22nd day of September, 2015

[Signature]  
Notary Public  
My commission expires: 11/14/16



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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EXHIBIT A  
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO-WIT:

LOT 3 IN BLOCK 5 IN WESTHAVEN NORTH RESUBDIVISION, A RESUBDIVISION OF LOTS 32, 33, 34, 35 AND 36 IN BLOCK 5 OF WESTHAVEN NORTH, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 AND IN THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID NO.: 27-22-207-061-0000

PROPERTY COMMONLY KNOWN AS: 16101 HAVEN AVENUE, ORLANDO HILLS, IL 60487

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

ANNA PITTMAN, ESQ.  
8940 MAIN STREET  
CLARENCE, NY 14031  
716-634-2405

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his 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.

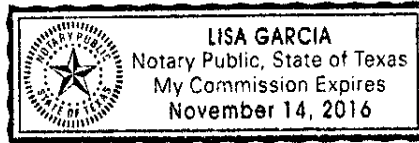
Dated September 22, 2015

Signature: [Handwritten Signature]  
Grantor, or Agent

Subscribed and sworn to before me

By the said MAA authorized signor  
This 22nd day of September, 2015

[Handwritten Signature]  
Notary Public  
My commission expires: 11/14/16



The Grantee or her/his agent affirms and verifies that 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.

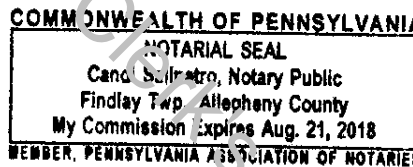
Dated 10-6, 2015

Signature: [Handwritten Signature]  
Grantee, or Agent

Subscribed and sworn to before me

By the said Notary Public, Candy Salinetto  
This 6th day of October, 2015

[Handwritten Signature]  
Notary Public  
My commission expires: 8/21/18



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)