

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

### AFTER RECORDING MAIL TO:

HPA Borrower 2016-1 LLC  
180 N. Stetson Ave.  
Suite 3650  
Chicago, IL 60601

### NAME & ADDRESS OF TAXPAYER:

HPA Borrower 2016-1 LLC  
180 N. Stetson Ave.  
Suite 3650  
Chicago, IL 60601



Doc#: 1604116013 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/10/2016 11:32 AM Pg: 1 of 4

RECORDER'S STAMP

THE GRANTOR, **HP Illinois I LLC, a Delaware Limited Liability Company** of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS to **HPA Borrower 2016-1 LLC, a Delaware Limited Liability Company** GRANTEE.

GRANTEE'S ADDRESS: 180 N. Stetson Suite 3650, City of Chicago, County of Cook, State of Illinois

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See attached Schedule A*

**SUBJECT TO:** the conveyance is subject to all real estate taxes not yet due and payable, building set back lines and other restrictions set forth on the plat of subdivision, the easements, covenants & restrictions, and all other matters of record.

Grantor does hereby covenant with Grantee, its successors in interest to warrant and defend the real estate against the lawful claims of all parties claiming by, through or under Grantor, except as may be above stated.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): See attached Schedule A

Address(es) of Real Estate: See attached Schedule A

*AMY*  
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## Schedule A

**The land referred to herein is situated in the State of Illinois, County of Cook and described as follows:**

The South Half of Lot 9 in Block 9 in MARWOOD'S ADDITION TO CHICAGO, being a subdivision in Sections 36 and 25 in Township 40 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded June 2, 1913 as Document 5197471, in Cook County, Illinois.

2331 N. 76th Court Elmwood Park, IL 60707

PIN: 12-36-104-009-0000

THE SOUTH 33 FEET OF LOT 73 IN JOHN J. RUTHERFORD'S SECOND ADDITION TO MONT CLARE IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2828 N 73RD AVE ELMWOOD PARK, IL 60707

PIN: 12-25-229-013-0000

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of 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: 2/9, 2016

Signature: *[Handwritten Signature]*  
Grantor or Agent



Subscribed and sworn to before me

By the said

This 9<sup>th</sup> day of FEB., 2016

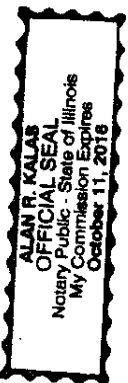
Notary Public

*[Handwritten Signature]*

The Grantee or his Agent affirms that, to the best of 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: 2/9, 2016

Signature: *[Handwritten Signature]*  
Grantee or Agent



Subscribed and sworn to before me by the said

This 9<sup>th</sup> day of FEB., 2016

Notary Public

*[Handwritten 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 Tax Act.)