

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#: 1604116021 Fee: \$62.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/10/2016 11:46 AM Pg: 1 of 5

RECORDING 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

RECORDED

5

UNOFFICIAL COPY

Dated this 4th day of February, 2016.

Signature(s) of Grantor(s):

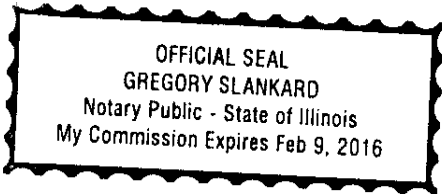
Sharon Park

HP Illinois I LLC
By: Sharon Park,
Senior Vice President

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT **SHARON PARK** is personally known to me to be the same person 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 25th day of January, 2016.



Gregory Slankard
Notary Public

My commission expires February 9, 2016.

Name & Address of Preparer:
Prepared By:
John Zachara
Attorney at Law
53 W. Jackson, Suite 640
Chicago, IL 60604



Exempt under 35 ILCS 200/31-45 paragraph E
Section 4, Real Estate Transfer Act
Date: February 4, 2016

Sharon Park
Signature of Buyer, Seller or Representative

UNOFFICIAL COPY

Schedule A

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

Parcel 1:

That Part of Lot 8 in Brook Hills P.U.D Townhomes Phase One, being a Planned Unit Development in the Southeast 1/4 of Section 30, Township 36 North, Range 12 East of the Third Principal Meridian, described as follows: Beginning at the Southwest most corner of said Lot 8; Thence South 72 Degrees 42 Minutes 57 Seconds East along the Southerly line of said Lot 8 a distance of 37.91 feet; Thence North 17 Degrees 17 Minutes 03 Seconds East 71.50 Feet to a Northerly Line of said Lot 8; Thence North 72 Degrees 42 Minutes 57 Seconds West along said Northerly Line of Lot 8 a Distance of 37.91 Feet to the most Westerly line of Lot 8; Thence South 17 Degrees 17 Minutes 03 Seconds West along said most Westerly line of Lot 8 a distance of 71.50 Feet to the Point of Beginning all in Cook County, Illinois.

Parcel 2:

Easement for Ingress and Egress appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Brook Hills Townhomes Recorded October 18, 1989 as Document Number 89492484 and as created by Deed From Marquette National Bank As Trustee Under Trust No 7565 to Palos Bank and Trust Company, As Trustee Under Trust Agreement Dated December 10, 1989 and Known As Trust Number 1-2911 Recorded December 22, 1989 As Document Number 89611906.

Parcel 3:

Non-exclusive Easement for Ingress and Egress for the benefit of Parcel 1 for Vehicular Ingress and Egress over Lots A and B and over, upon and through Lot 8 except for that portion of said Lot on which the building is located, as set forth in the Plat of Subdivision recorded as Document Number 89492483 and created by the Deed referred to in Parcel 2 above

17221 Lake Brook Drive Orland Park, IL 60467
PIN: 27-30-413-028-0000

Lot 23, in Block 19 in Orland Hills Gardens Unit No. 4, being a Subdivision of part of the North 1/2 of the Northwest 1/4 of Section 16, and part of the North 1/2 of the Northeast 1/4 of Section 17, Township 36 North, Range 12 East of the Third Principal Meridian according to the plat thereof recorded January 19, 1960, all in Cook County, Illinois, as Document 17759773

15245 Hiawatha Trail Orland Park, IL 60462
PIN: 27-16-105-023-0000

Lot 1 in PHEASANT LAKE UNIT 3, Being a Subdivision of Part of the East 1/2 of the Southeast 1/4 of Section 34, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

17901 Golden Pheasant Drive Tinley Park, IL 60487
PIN: 27-34-411-013-0000

Parcel 1:

Lots 15-4 (except the Southwesterly 0.26 feet thereof) and the Southwesterly 0.58 feet of Lot 15-5 in Brook Hills P.U.D. Townhomes Phase 2, being a Planned Unit Development in the South East 1/4 of Section 30, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easement for Ingress and Egress appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Brook Hills Townhomes recorded October 18, 1989 as Document 89492484 as amended from time to time and as created by Deed from Marquette National Bank, a National Banking Association, as Trustee under Trust Agreement dated November 18, 1976 known as Trust Number 7565 to Mary Louise Berry recorded November 16, 1992 as Document 92249788.

UNOFFICIAL COPY

Parcel 3:

Non-Exclusive Easement for ingress and egress for the benefit of Parcel 1 for vehicular ingress and egress over, upon and through Lot "C" as set forth in the Plat of Subdivision recorded as Document 90264144 and created by the Deed referred to in Parcel 2 above.

17349 Brook Crossing Court Orland Park, IL 60467
PIN: 27-30-414-061-0000

Lot 3 in Block 1 in MEDEM'S EL VISTA NORTH, being Subdivision of the North 1/2 of the West 1/2 of the South West 1/4 of Section 9, Township 36 North, Range 13, east of the Third Principal Meridian, in Cook County, Illinois.

14832 Sunset Avenue Oak Forest, IL 60452
PIN: 28-09-303-008-0000

Lot 276 in BREMENTOWN ESTATES UNIT #3, Being a Subdivision of Part of the East 1/2 of The Northwest 1/4 of Section 24, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

7639 S 161st Street Tinley Park, IL 60477
PIN: 27-24-106-007-0000

The East 50 feet of that part of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 37 North, Range 11, East of the Third Principal Meridian, lying North of the North line of Freehauf Street extended Easterly and South of the North line of Freehauf Subdivision of Lots 22 to 51, inclusive, in Freehauf's Subdivision of Lot 9 (except the West 493.4 feet thereof) in County Clerk's Division of said Section 29, in Cook County, Illinois.

331 Freehauf Street Lemont, IL 60439
PIN: 22-29-230-046-0000

Lot 8 in Unit No. 2 of Chestnut Ridge, being a subdivision of part of the East 1/2 of the Southeast 1/4 of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded August 21, 1964, as Document No. 19221635, in Cook County, Illinois.

2003 N. Chestnut Ave Arlington Heights, IL 60004
PIN: 03-18-401-080-0000

Lot 9 in Block 11 in J.C. Caldwell's Subdivision of C.C. Lay's Addition to Western Springs, in Section 6, Township 38 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

4080 Garden Avenue Western Springs, IL 60558
PIN: 18-16-120-022-0000

Lot 96 in the First Addition to Heritage Number 3, a subdivision of part of the Southwest 1/4 of Section 3, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

9322 West 140th Street Orland Park, IL 60462
PIN: 27-03-307-018-0000

UNOFFICIAL COPY

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: 219, 2016

Signature: *Lisa* Grantor or Agent

Subscribed and sworn to before me

By the said

This 9th 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: 219, 2016

Signature: *Lisa* Grantee or Agent

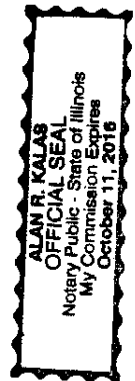
Subscribed and sworn to before me by the

said

This 9th 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.)