### **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 Avc. Suite 3650 Chicago, IL 60601



Doc#: 1604116038 Fee: \$48.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds Date: 02/10/2016 12:46 PM Pg: 1 of 5

RECORDER'S STAMP

THE GRANTOR, SERC LLC, a Delaw are Limited Liability Company of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 0)/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS to HPA Borrower 2016-1 LLC, & Delaware Limited Liability Company GRANTEE.

GRANTEE'S ADDRESS: 180 N. Stetson Suite 3650, C'ay 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 pay ble, 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



Village Signature(s) of Grantor(s): STATE OF ILLINOIS **COUNTY OF COOK** I, the undersigned, a Neary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT 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 acknowle ged 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 tiey of January, 2016. OFFICIAL SEAL THEODORE ATZEFF NOTARY PUBLIC - STATE OF ILLINOIS My commission expires 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 1219 Date: January, 2016 Signature of Buyer, Seller or Representative

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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:

Lot 18 in Block 36 in Hanover Highlands Unit No. 5, a Subdivision in the Southeast 1/4 Section 30, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

1179 Parkview Drive Hanover Park, IL 60133

PIN: 07-30-407-018-0000

Lot 21 in Block 20 in Hanover Highlands Unit Number 3, Village of Hanover Park, Cook County, Illinois, a subdivision of part of the Northeast 1/4 of Section 31, Township 41 North, Range 10 East of the Third Principal Meridian, according to plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on May 19, 1964, as Document Number 2150586.

6846 Hawthorne Lane Lanever Park, IL 60133

PIN: 07-31-215-021-0000

Lot 5 in Block 19 in Hanover Highland Unit Three, a Subdivision of part of the Northeast 1/4 of Section 31, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

6957 Edgebrook Lane Hanover Park, IL 60133 PINS: 07-31-214-042-0000 and 07-31-214-041-0000

Lot 39 in HANOVER GARDENS, a subdivision of Part of the Southeast Quarter of Section 25, Township 41 North, Range 9 East of the OUNTY CORTS OFFICE Third Principal Meridian, Hanover Township, Cook County, Illinois

1705 Greenwood Avenue Hanover Park, IL 60133

PIN: 06-25-409-009-0000

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Village of Hanover Pick 2121 Lake Street Hanover Park, In 1945

Date:
Receipt:
Received From:
Description:

Real Estate Trns
Receipt Total
Total Charge
Total Remitted
Total Received
Total Received
Total Received
Total Received
Total Received

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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 Strue of Illinois.

Dated: 219, 20 16

Signature: Grantor of Agent

Subscribed and sworn to before one

By the said 9 randor of the property of the State of Illinois

Notary Public May of the property of the State of Illinois Agent

Notary Public State of Illinois Agent

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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 octillions.

Dated: 29, 20/6

Signature:

Grantee (or Agent

Subscribed and sworn to before me by the

said granter agent

- day of Let

2016

Notary Public

Notary Public - State of Illinois My Commission Expires Jan 10, 2017

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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.)