

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



### AFTER RECORDING MAIL TO:

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

Doc#: 1604129045 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 12:19 PM Pg: 1 of 4

### NAME & ADDRESS OF TAXPAYER:

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

RECORDER'S STAMP

THE GRANTOR, **SERC 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:

**EXEMPT  
CITY OF BURBANK  
REAL ESTATE TRANSFER TAX**

1-2016 *Brenda Valverde* 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

CCRD REVIEWER

*YLA*

Dated this 4 day of ~~January~~ <sup>February</sup>, 2016.

**UNOFFICIAL COPY**

Signature(s) of Grantor(s):

[Signature]

SERC LLC BY

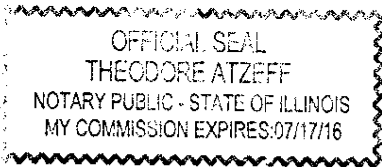
Benjamin Hellweg  
(Printed Name)

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

Benjamin Hellweg  
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.

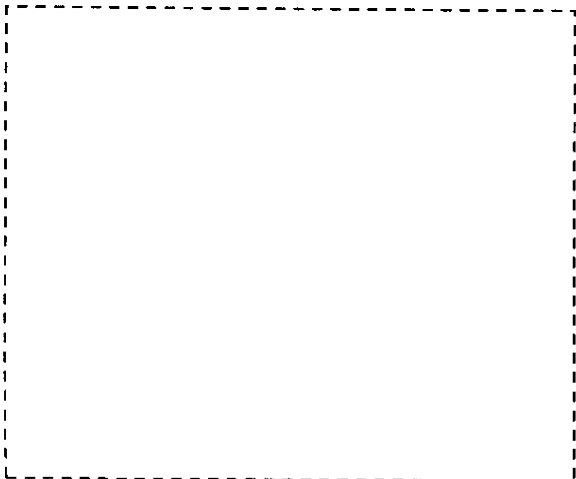
Given under my hand and official seal this 11th day of January, 2016.



[Signature]  
Notary Public

My commission expires July 17, 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: January, 2016

[Signature]  
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:**

The West 70 feet of the East 296.52 feet of Lot 49 (Except the North 33 feet thereof) in Frederick H. Bartlett's 79th Street Acres, being a Subdivision of the Northeast Quarter of Section 31, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

6425 W 82nd Street Burbank, IL 60459

PIN: 19-31-212-099-0000

Lot 401 and the East 1/2 of the vacated alley lying West of and adjoining in Elmore's Parkside Gardens First Addition, being a subdivision in the North 1/2 of Section 32, Township 38 North, Range 13, East of the Third Principal Meridian, according to the plat recorded December 22, 1955 as Document 131894, in Cook County, Illinois.

8152 S. Mayfield Burbank, IL 60459

PIN: 19-32-219-020-0000

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

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 (**ABI**) 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 another 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: 1 | 18 | 2014

SIGNATURE: [Signature]

GRANTOR or AGENT  
SACRAMENTO, CALIFORNIA  
AUTHORIZED SIGNATORY FOR SERC LLC

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

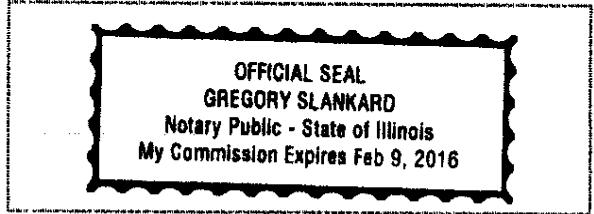
Gregory Slankard

By the said (Name of Grantor): SERC LLC

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 18 | 2014

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 1 | 18 | 2014

SIGNATURE: [Signature]

GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

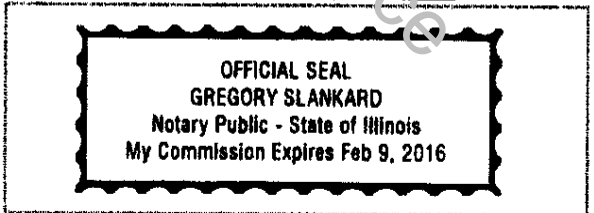
Gregory Slankard

By the said (Name of Grantee): HPA BDKRNER 2016-1 LLC

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 18 | 2014

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 Act: (35 ILCS 200/Art. 31)**)