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SPECIAL WARRANTY DEED



Doc#: 1604129050 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 12:24 PM Pg: 1 of 4

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

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:

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

fm

Dated this ~~17~~ ^{FEBRUARY} day of ~~January~~, 2016.

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Signature(s) of Grantor(s):

[Signature]

SERC LLC BY

Benjamin Hellweg
(Printed Name)

STATE OF ILLINOIS)
COUNTY OF COOK) ss

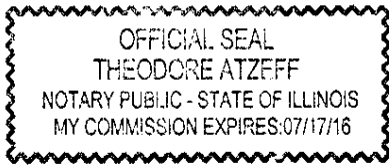
VILLAGE OF NILES 1-20-16
REAL ESTATE TRANSFER TAX
8894 PROSPECT ST
22679 \$ EXEMPT

VILLAGE OF NILES 1-20-16
REAL ESTATE TRANSFER TAX
8043 LAKE ST
22680 \$ EXEMPT

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 12th day of January, 2016.

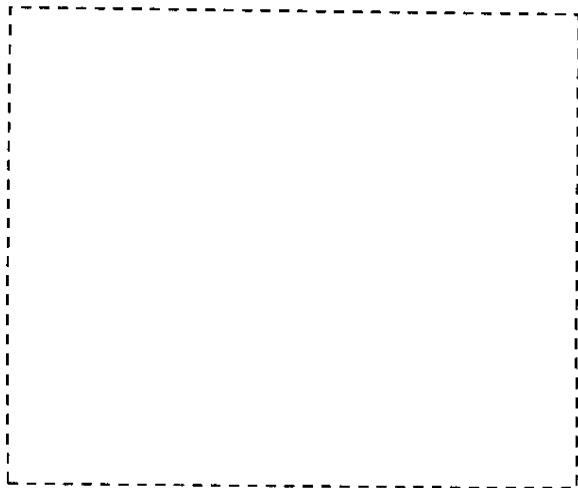


Theodore Atzef
Notary Public

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

12th
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:

Lot Fifty Seven (57) in Dempster Superior Subdivision, being a subdivision of part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 14, Township 41 North, Range 12, East of the Third Principal Meridian, lying South of the North Six Hundred Ninety-Three (693) feet thereof, according to plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on April 25, 1960, as Document Number 1918562.

8043 W. Lake St. Niles, IL 60714
PIN: 09-14-421-005-0000

Parcel 1: A Tract of Land described as follows: The West 19.50 feet of the East 78.90 feet of Lot 67 (as Measured along the South Line thereof the West line and the East line of said tract taken at Right Angles to the South Line of Said Lot 67) in Larpen Gardens being a subdivision of Part of the South 1/2 of the Southwest Quarter 1/4 of The Southeast 1/4 of Section 14, Township 41 North, Range 12, East of The Third Principal Meridian.

Parcel 2: A Tract of land described as follows: The North 10 feet of the South 30 feet of Lot 67 as Measured along the South Line thereof (Except the East 119 feet of Said Lot 67 as measured along the South line thereof) the East line of said tract taken at Right Angles to the South line of said Lot 67 and the North Line and South Line of said Tract taken at Right angles to the West line of said Lot 67 in Larpen Gardens being a subdivision of Part of the South 1/2 of the Southwest 1/4 of The Southeast 1/4 of Section 14, Township 41 North Range 12, East of The Third Principal Meridian, in Cook County, Illinois.

Parcel 3: Easements as Set Forth in the Declaration of Easements and Exhibit "1" thereto attached dated November 10, 1960 and recorded November 10, 1960 as Document 18013654 made by Chicago Title and Trust Company, a Corporation of Illinois as Trustee under Trust Agreement dated December 4, 1959 and known as Trust Number 41736 and created by the Deed from the National Bank of Albany Park in Chicago as trustee under Trust Number 11-2685 to Fred Dicker and Renee Dicker dated June 1, 1973 and recorded July 31, 1973 as Document 22419962.

"A": For the benefit of Parcel 1 aforesaid for Ingress and Egress over, across and upon the South 4 Feet of Lot 67 as measured at Right angles to the South Line of said Lot 67 (Except therefrom that Part thereof falling in Parcel 1 in Larpen Gardens Subdivision aforesaid).

"B": For benefit of Parcel 1 aforesaid for ingress and egress over and across the North 5 feet of Lot 67 as measured at right angles to the North Line of said Lot 67 (Excepting therefrom that part thereof falling in Parcel 1 in Larpen Gardens Subdivision aforesaid) in Cook County, Illinois.

8894 N. Prospect Street Niles, IL 60714
PIN: 09-14-420-043-0000

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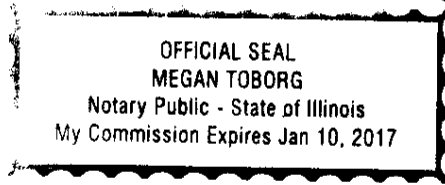
STATEMENT BY GRANTOR AND GRANTEE

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: 219, 2016

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me
By the said grantor agent
This 9th day of Feb, 2016
Notary Public *[Handwritten Signature]*

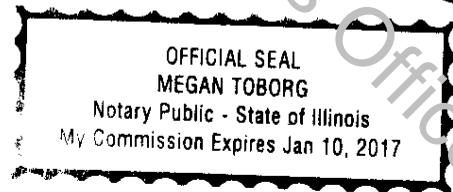


The Grantee or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me by the
said grantee agent
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.)