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#: 1604129052 Fee: \$44.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds Date: 02/10/2016 12:25 PM Pg: 1 of 4

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

Sm

Signature(s) of Grantor(s):	
Smith 6	
SERC LLC BY (Printed Name)	
STATE OF ILLINOIS) ss COUNTY OF COOK)	
I, the undersigned, a Notar, Public in and of said Cou	inty, in the State aforesaid, DO HEREBY CERTIFY THAT
free and voluntary act, for the purposes there n set for	Those name(s) is/are subscribed to the foregoing instrument, appeared he/she/they signed, sealed and delivered said instrument as his/her/their th, including the release and waiver of the right of homestead.
OFFICIAL SEAL THEODORE ATZEFF NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:07/17/16	Aul Ofwary Public
My commission expires <u>Jwy 17</u>	Compliance of Exemption Approved Village of Riverside
Name & Address of Preparer: Prepared By: John Zachara Attorney at Law 53 W. Jackson, Suite 640	Date: January 15,2010
Chicago, IL 60604	Exempt under 35 ILCS 200/31-45 paragraph E Section 4, Real Estate Transfer Act 12th 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:

That part of Lot 1253 in Block 31 in Third Division of Riverside, a subdivision in Sections 25 and 36, Township 39 North, Range 12, East of the Third Principal Meridian, lying Northerly of a straight line extending from the middle point of the front or street line of said Lot, to a point in the rear line of said Lot, 26 feet Northwesterly of the Southwesterly corner of said Lot (except that part of said Lot 1253, lying Northerly of a straight line beginning at a point in the rear line thereof 6 feet Southeasterly of the Northwesterly corner of said Lot 1253 and extending to the Northeasterly corner thereof) in Cook County, Illinois.

352 Selbourne Rd Riverside, IL 60546

PIN: 15-25-309-026-0000



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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:	Avia L
Subscribed and sworn to before me By the said a contor a good This grand day of leb .2016 Notary Public	OFFICIAL SEAL MEGAN TOBORG Notary Public - State of Illinois My Commission Expires Jan 10, 2017

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 and 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: 29,2016

Signature: Grantee or Agent

Subscribed and sworn to before me by the said grate agent

This our day of leb 20 1/6

Notary Public

Notary Public

Notary Public

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

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.)