

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

### AFTER RECORDING MAIL TO:

Home Partners GA 2015 LLC  
180 N. Stetson Ave.  
Suite 3650  
Chicago, IL 60601

### NAME & ADDRESS OF TAXPAYER:

Home Partners GA 2015 LLC  
180 N. Stetson Ave  
Suite 3650  
Chicago, IL 60601

Doc#: 1532718047 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/23/2015 01:32 PM Pg: 1 of 4



Doc#: 1604834068 Fee: \$44.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/17/2016 02:22 PM Pg: 1 of 4

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 Home Partners GA 2015 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.

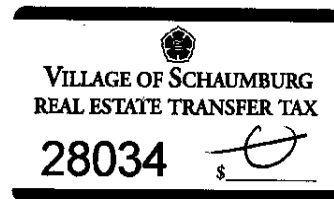
Grantor does hereby covenant with Grantee, its successors in interest to warrant and defend the real estate against the lawful claims of all parties claiming by, through or under Grantor, except as may be above stated.

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

\*Being re-recorded to correct the scrivener error of the preparer



CCRD REVIEWER

CCRD REVIEWER

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Dated this 11<sup>th</sup> day of November, 2015.

Signature(s) of Grantor(s):

[Signature]

SERC LLC by Benjamin Hellweg  
SVP

(Printed Name)

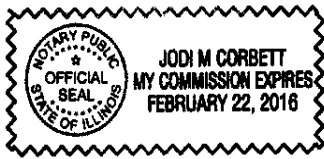
STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

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 11<sup>th</sup> day of November 2015.



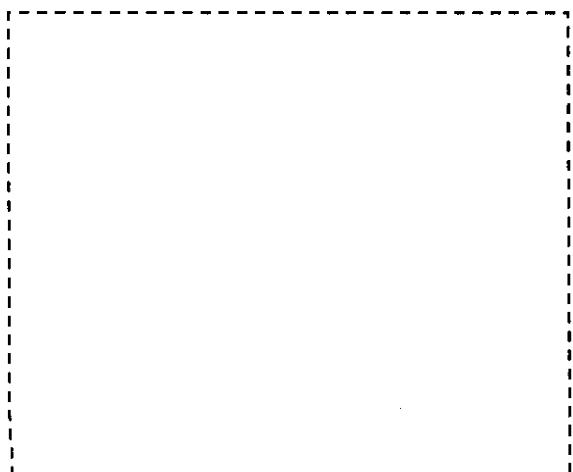
[Signature]  
Notary Public

My commission expires February 22, 2016.

Name & Address of Preparer:

John Zachara  
Attorney at Law  
53 W. Jackson  
Suite 640  
Chicago, IL 60604

[Redacted]  
[Redacted]  
[Redacted]



Exempt under 35 ILCS 200/31-45 paragraph E and

Section 4, Real Estate Transfer Act

Date: November 11, 2015

[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 21531 in Weathersfield Unit 21 2nd addition, being a Subdivision in the Southwest 1/4 of Section 28, 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 July 7, 1976 as Document Number 2880008.

1130 Pinehurst Ln., Schaumburg IL 60193  
Parcel ID #: 07-28-304-070-0000

Property of Cook County Clerk's Office

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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 11/11, 2015

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 11, day of Nov, 2015  
Notary Public [Signature]



The **grantee** or his agent affirms and verifies that 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.

Date 11/11, 2015

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 11, day of Nov, 2015  
Notary Public [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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)