

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

### AFTER RECORDING MAIL TO:

Stewart Title Guaranty Company  
17177 N. Laurel Park Dr., Suite 108  
Livonia, MI 48152  
Attn: John D. Tacia

### NAME & ADDRESS OF TAXPAYER:

HPA Borrower 2018-1 MS LLC  
180 N. Stetson Ave.  
Suite 3650  
Chicago, IL 60601



Doc# 1819816035 Fee \$64.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/17/2018 12:23 PM PG: 1 OF 5

THE GRANTOR, **HP Illinois I 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 2018-1 MS 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

RA 5

Dated this 13<sup>th</sup> day of July, 2018.

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Signature(s) of Grantor(s):

[Handwritten Signature]

HP Illinois I LLC  
By: Sandi Bauer,  
Authorized Signatory

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COCK )

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT SANDI BAUER 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.

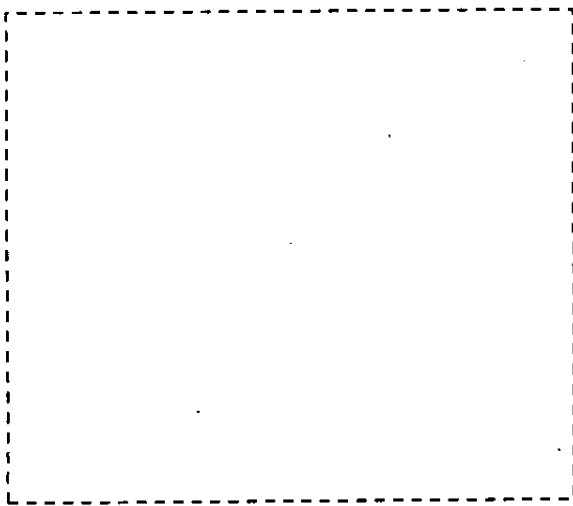
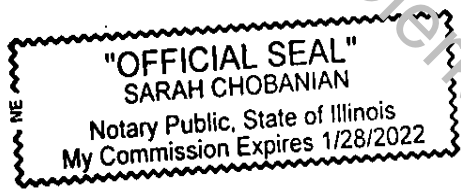
Given under my hand and official seal this 21<sup>st</sup> day of June, 2018.

[Handwritten Signature]  
Notary Public

My commission expires January 28, 2022.

Name & Address of Preparer:

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 June 21, 2018

[Handwritten 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 3 in Block 9 in Homewood Estates Subdivision, being a subdivision in the East 3/4 of the East 1/2 of the South West 1/4 and also Lots 31, 32, 39, 47 and 48 of Cowing Brothers Second Addition to Homewood, as recorded February 14, 1941, as Document 12624019, all in Section 36, Township 36 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded August 3, 1967 in the Recorder's Office of Cook County, Illinois as Document 20217906, in Cook County, Illinois.

17908 Los Angeles Ave, Homewood, IL 60430  
Tax ID Number: 28-36-315-003-0000

## Parcel 1

The South 21.35 feet of the North 100.77 feet (as measured along the West line thereof) of the East 65.00 feet to the West 87.24 feet (as measured along the North line thereof) of Lot 86 in Huguelet's Colette Highlands, being a subdivision in the Southeast 1/4 of Section 17, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

## Parcel 2

Easement appurtenant to and for the benefit of Parcel 1 aforesaid as set forth in Declaration of easements, covenants, conditions and restrictions of Colette Highlands Townhome Association recorded March 2, 2005 as Document 0506139000 for ingress and egress in Cook County, Illinois.

15810 Scots Glen Road Orland Park, IL 60462  
Tax ID Number: 27-17-408-014-0000

LOT 106 IN VILLA D'ESTE, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4, PART OF THE SOUTH EAST 1/4 AND PART OF THE NORTH WEST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

14027 Cristina Avenue, Orland Park, IL 60462  
Tax ID Number: 27-02-304-010-0000

Lot 20 in Block 3 in Westhaven Homes Resubdivision being a Resubdivision of Westhaven Homes Unit 1 and Westhaven Homes Unit 2 in the North Half of Section 27, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

16825 93rd Ave, Orland Hills, IL 60487  
Tax ID Number: 27-27-105-020-0000

Lot 4, in Second Addition to Lockwood Manor, being a resubdivision of the East 133.45 feet of the North 300 feet of Lot 19 in Arthur T. McIntosh and Company's 155th Street Farms Subdivision, being a subdivision of the East Half of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 16, Township 36 North, Range 13, East of the Third Principal Meridian, according to the Plat of said Second Addition to Lockwood Manor registered in the Office of the Registrar of Titles of Cook County, Illinois on June 14, 1974 as Document no. 2757790, in Cook County, Illinois.

15518 Lockwood Ave, Oak Forest, IL 60452  
Tax ID Number: 28-16-301-069-0000

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Lot 3, in Block 7, in Feuerborn and Klodes Arlington Manor, being a Subdivision of part of the West Half of the Northwest Quarter of Section 10, and part of the Northeast Quarter of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

1108 S Haddow Ave, Arlington Heights, IL 60005  
Tax ID Number: 08-10-106-015-0000

LOT 20 IN BLOCK 2 IN REUTER'S WESTGATE UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

303 N Wilke Rd, Arlington Heights, IL 60005  
Tax ID Number: 03-30-309-010-0000

LOT THREE (3) IN RIDGELAWN, BEING A SUBDIVISION OF THAT PART LYING SOUTH OF THE CENTER LINE OF CAMPBELL STREET OF THE EAST 157 FEET OF THE WEST HALF (1/2) OF THE SOUTH EAST QUARTER (1/4) AND THE WEST 198 FEET OF THE EAST HALF (1/2) OF THE SOUTH EAST QUARTER (1/4) OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

9 S Ridge Ave, Arlington Heights, IL 60005  
Tax ID Number: 03-30-423-003-0000

LOT 7 IN BLOCK 4 IN MEDEMA'S EL VISTA NORTH, BEING A SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT RECORDED JANUARY 14, 1960, AS DOCUMENT 17756867, IN COOK COUNTY, ILLINOIS.

14808 Park Ave, Oak Forest, IL 60452  
Tax ID Number: 28-09-305-017-0000

LOT 40 IN THE CROSSING AT BROOK HILLS, BEING A PART OF A PLANNED UNIT DEVELOPMENT OF PART OF THE SOUTHEAST QUARTER OF SECTION 30 AND PART OF THE NORTHEAST QUARTER OF SECTION 31, BOTH IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 1999 AS DOCUMENT 99538875 IN COOK COUNTY, ILLINOIS.

17515 Brook Crossing Dr, Orland Park, IL 60467  
Tax ID number: 27-31-209-016-0000

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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: 7/17, 2018

Signature: *Lisa*  
Grantor or Agent

Subscribed and sworn to before me  
By the said AGENT  
This 17 day of July, 2018  
Notary Public *[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: 7/17, 2018

Signature: *Lisa*  
Grantee of Agent

Subscribed and sworn to before me by the  
said AGENT  
This 17 day of July, 2018  
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)