

# 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# 1828519270 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/12/2018 01:28 PM PG: 1 OF 4

RECORDER'S STAMP

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

RW  
4

Dated this 13 day of February, 2018.

**UNOFFICIAL COPY**

Signature(s) of Grantor(s):

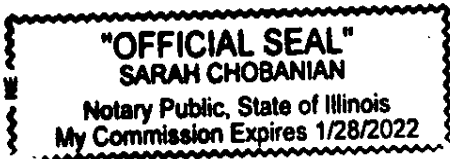
*Ben H*

HP Illinois I LLC  
By: Benjamin Hellweg,  
Senior Vice President

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 12<sup>th</sup> day of February, 2018.



*Sarah Chobanian*

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

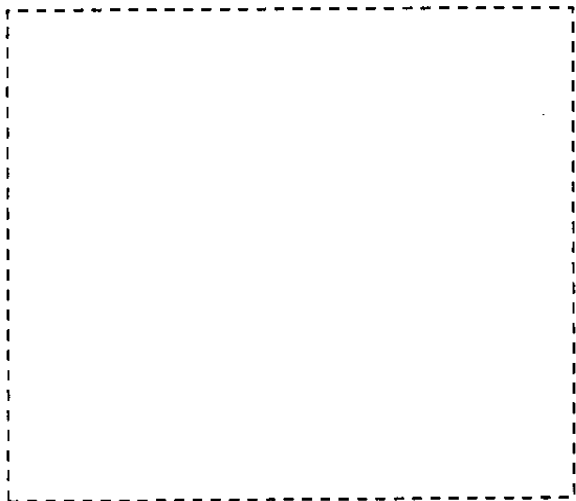
Exempt under 35 ILCS 200/31-45 paragraph E

Section 4, Real Estate Transfer Act

Date: February 12 2018

*Ben H*

Signature of Buyer, Seller or Representative



# UNOFFICIAL COPY

Schedule A

**The land referred to herein is situated in the State of Illinois, County of Cook and described as follows:**

LOT 52 IN PHEASANT CHASE SUBDIVISION PHASE 1, BEING A SUBDIVISION IN THE  
SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

8525 Carriage Lane, Tinley Park, IL 60487

Tax ID Number: 27-26-314-011-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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: 10.11, 2018

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me MARTHA M. CHAPARRO  
By the said AGENT  
This 11th day of OCTOBER, 2018  
Notary Public Martha M. Chaparro



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: 10.11, 2018

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the MARTHA M. CHAPARRO  
By said AGENT  
This 11th day of OCTOBER, 2018  
Notary Public Martha M. Chaparro



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.)