

UNOFFICIAL COPY

Doc#: 1918208263 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/01/2019 11:22 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20190601609673
ST/CO Stamp 0-828-600-416 ST Tax \$420.00 CO Tax \$210.00



① 19635459010 PK
Prepared By: 1/2
Law Offices Jay H. Chie P.C.
2454 E. Dempster St., Suite 310
Des Plaines, IL 60015

THE GRANTOR, HPA BORROWER 2018-1 LLC, a Delaware limited liability company, successor to HPA Borrower 2016-1 LLC by merger, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid,

CONVEYS and WARRANTS to GRANTEE, HILLARY ZARANTI AND JOHN ZARANTI,
wife and husband

- in FEE SIMPLE
 in JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,
 in TENANTS IN COMMON, or
 in TENANCY BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP.

(GRANTEE'S ADDRESS) of 2001 S Calumet Ave Unit 303 Chicago of the County of Cook, all interest in the following described Real Estate situated in the County of , in the State of Illinois, to wit:

See Legal Description attached hereto as Exhibit "A."

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building lines and easements.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

Permanent Index Number: 15-25-309-026-0000

20190601609673

Address of Real Estate: 352 Selborne Road, Riverside, IL 60546

Dated this 21 day of June, 2019

GRANTOR:

Michael Arthur
HPA Borrower 2018-1 LLC
By: Michael Arthur, Authorized Signatory

Compliance or Exemption Approved
Village of Riverside

BY: Debra Walker

Date: 6-19-19

UNOFFICIAL COPY

EXHIBIT 'A' **Legal Description**

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.

Property of Cook County Clerk's Office