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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

By: Michael Arthur, Authorized Signatory

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

差	
Prepared By: Law Offices Jay J. Chie P.C. 2454 E. Dempster St., Suite 310	
Des Plaines, IL 60015	
THE GRANTOR, HPA BORROV ER 2018-1 LL Borrower 2016-1 LLC by merger, of the City of consideration of Ten (\$10.00) Dollars, and other good	C, a Delaware limited liability company, successor to HPA f Chicago, County of Cook, State of Illinois, for and in od and valuable considerations in hand paid,
CONVEYS and WARRANTS to GRANTE	ES, HILLARY ZARANTI AND JOHN ZARANTI,
☐ in FEE SIMPLE ☐ in JOINT TENANCY WITH RIGHT OF SUF ☐ in TENANTS IN COMMON, or ☑ in TENANCY BY THE ENTIRETY WITH R	1/X,
following described Real Estate situated in the Coun	e Unit 303 Chicago of the County of Cook, all interest in the state of Illinois, to wit:
SUBJECT TO : General real estate taxes not yet record; building lines and easements.	due and payable; covenants, conditions and restrictions of
Hereby releasing and waiving all rights under and billinois.	by virtue of the Homestead Exemption Laws of the State of
Permanent Index Number: 15-25-309-026-00	20190601609673
Address of Real Estate: 352 Selborne Road, River	side, IL 60546
Dated this 21 day of June	, 2019
GRANTOR:	Compliance or Exemption Approved Village of Riverside
HPA Borrower 2018-1 LLC	BY: Wilna 1. Jalya

Date: 6-19-19

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STATE OF ILLINOIS	
) ss.
COUNTY OF COOK	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Arthur, authorized signatory for HPA BORROWER 2018-1 LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waive of the right of homestead.

Given under my hand and notarial seal, this

Cook Colling Clark's Office

Mail To:

Joseph M. Dvorak, Esq. 19 Riverside Rd. Ste 5 Riverside, IL 60546

Name and Address of Taxpayer:

Hillary Zaranti and John Zaranti 352 Selbourne Rd. Riverside, IL 60546

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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.

thereof).

Cook County Clarks Office