## **UNOFFICIAL CO**

Doc#. 1931006034 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 11/06/2019 10:07 AM Pg: 1 of 3

WARRANTY DEED **ILLINOIS STATUTORY** 

Dec ID 20191001630529

ST/CO Stamp 0-020-844-896 ST Tax \$305.00 CO Tax \$152.50



Prepared By: Law Offices Jay B. Chie P.C. 2454 E. Dempster St., Suite 310 Des Plaines, IL 60016

By: Michael Arthur, Authorized Signatory

THE GRANTOR, HPA BORROVER 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 GRANTLES, MATTHEW PHELPS, AND

Ein FEE SIMPLE	
in JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,	
☐ in TENANTS IN COMMON, or ☐ in TENANCY BY THE ENTIRETY WITH RIGHT OF SUF YIVORSH	ПР
	<b></b> ,
(GRANTEE'S ADDRESS) of 732 Kemah Ct. Schaumburg of the County of C	cook, all interest in the following
described Real Estate situated in the County of, in the State of Illinois, to w.t.	u de
See Legal Description attached hereto as Exhibit	T
SUBJECT TO: General real estate taxes not yet due and payable; covenant	ts, conditions and restrictions o
record; building lines and easements.	U <sub>K</sub>
Hereby releasing and waiving all rights under and by virtue of the Homestead Illinois.	Exemption Law, of the State of
Permanent Index Number: 07-21-419-013-0000	SO 10-30-19
Address of Real Estate: 732 Kemah Court, Schaumburg, IL 60193	VILLAGE OF SCHAUMBURG
	REAL ESTATE TRANSFER TAX
Dated this 30 day of OCtober, 2019	37735 <u>,3∞≤.₩</u>
GRANTOR:	
Molund.	
HPA Borrower 2018-1 LLC STEWART TITLE	

700 E. Diehl Road, Suite 180

Naperville, IL 60563

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## **UNOFFICIAL COPY**

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 waiver of the right of homestead.

Given under my hand and notarial seal, this 30 day of x tober 2019

Notary Public

OFF CIAL SEAL
FRANK GOFAGUIS
NOTARY PUBLIC, STATE OF ILLINOIS
NY COMMISSION EXPIRES MAY, 13, 2023

Mail To:

Steven Miner, Esq. 421 N. Hough Street Barrington, IL 60010

Name and Address of Taxpayer: Matthew Phelps and Angel Phelps 732 Kemah Ct. Schaumburg, IL 60193

REAL ESTATE TRANSFER TAX

COUNTY:
ILLUM NS:
TOTAL

07-21-419-013-0000 20191001630529 4 4/20-044-896

04-Nov-2019

152.50

305.00

457.50

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## **UNOFFICIAL COPY**

## EXHIBIT 'A' Legal Description

LOT 20068 IN WEATHERSFIELD UNIT 20 BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS, ON DECEMBER 12, 1972 AS DOCUMENT NUMBER 22154949.

EEL.
49.

Proposition of Cook Colling Clark's Office