

# UNOFFICIAL COPY

Doc#: 2108806094 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/29/2021 09:22 AM Pg: 1 of 3

Dec ID 20200701634810  
ST/CO Stamp 0-619-400-672 ST Tax \$255.00 CO Tax \$127.50

Commitment Number# 200111372NR  
A85 R

This instrument prepared by:  
Segel Law Group, Inc.  
1827 Walden Office Square, Suite 450  
Schaumburg IL 60173

After Recording Return To:  
Maria Paula Segura  
45 Walnut Ct.,  
Streamwood, IL 60107

Mail Tax Statements To: Maria Paula Segura; 45 Walnut Ct., Streamwood, IL 60107

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**06 - 15 - 308 - 005 - 0000**

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## SPECIAL WARRANTY DEED

**HB3 ALTERNATIVE HOLDINGS, LLC**, whose mailing address is **765 The City Drive South, Suite 300, Orange, CA 92868**, hereinafter grantor, for **\$255,000.00 (Two Hundred Fifty Five Thousand Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **Maria Paula Segura**, hereinafter grantee, whose tax mailing address is **45 Walnut Ct., Streamwood, IL 60107**, the following real property:

**LOT 174 IN SURREY WOODS, UNIT 5, BEING A SUBDIVISION OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED OCTOBER 24, 1986 AS DOCUMENT NUMBER 86496697, IN COOK COUNTY, ILLINOIS.**

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Commitment Number# 200111372

**Property Address is: 45 Walnut Ct., Streamwood, IL 60107**  
**TAX ID: 06 - 15 - 308 - 005 - 0000**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference:

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Commitment Number# 200111372

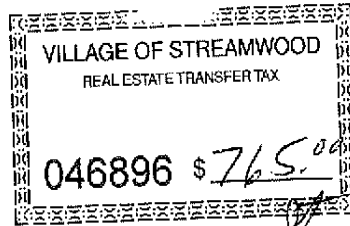
Executed by the undersigned on JULY 23, 2020 :

**HB3 ALTERNATIVE HOLDINGS, LLC, BY LRES CORP, AS ATTORNEY IN FACT**

By: *Hazel Encio*

Name: HAZEL ENCIO

Its: ASSET MANAGER



Witness: *Adrian Ruiz*

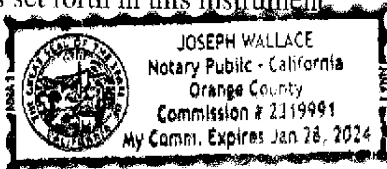
ADRIAN RUIZ

Witness: *Lisaun Whittingham*  
LISAUN WHITTINGHAM

STATE OF CALIFORNIA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on JULY 23, 2020, by HAZEL ENCIO its ASSET MANAGER on behalf of **HB3 ALTERNATIVE HOLDINGS, LLC, BY LRES CORP, AS ATTORNEY IN FACT**, who has produced \_\_\_\_\_ as identification and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



*Joseph Wallace*  
Notary Public

**MUNICIPAL TRANSFER STAMP (If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP (If Required)**

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative