

Doc# 2113339000 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/13/2021 07:02 AM Pg: 1 of 3

216C0003273PK

**WARRANTY DEED  
ILLINOIS STATUTORY**

Dec ID 20210401607401  
ST/CO Stamp 0-120-291-600 ST Tax \$460.00 CO Tax \$230.00

**Prepared By:**  
Law Offices of 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 GRANTEES, NIRAV SARAIYA AND DEEPA SARAIYA,  
\_\_\_\_\_ husband and wife

- 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 3241 River Falls Dr. Northbrook of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, 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 Laws of the State of Illinois.

Permanent Index Number: 04-08-304-016-0000

Address of Real Estate: 3241 River Falls Drive, Northbrook, IL 60062

Dated this 22<sup>nd</sup> day of April, 2021

**GRANTOR:**


  
\_\_\_\_\_  
HPA Borrower 2018-1 LLC  
By: Colin Gilford, Authorized Signature

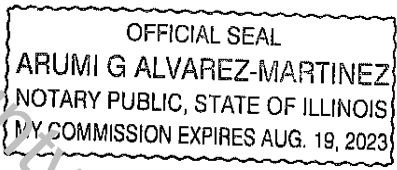
# UNOFFICIAL COPY

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT Colin Gilford, 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 22 day of April, 2021

  
\_\_\_\_\_  
Notary Public



**Mail To:**  
Yelena Shvartsman, Esq.  
400 Skokie Blvd., Suite 380  
Northbrook, IL 60062

**Name and Address of Taxpayer:**  
Nirav Saraiya and Deepa Saraiya  
3241 River Falls Dr.  
Northbrook, IL 60062

Property of Cook County Clerk's Office

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## **EXHIBIT 'A'** **Legal Description**

Lot 9 in Block 3 in White Plains Unit No. 8 being a Subdivision of the Southwest 1/4 in Section 8, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office