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WARRANTY DEED Statutory (Illinois)

Doc# 2119720073 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/16/2021 07:08 AM Pg: 1 of 2

Mail to:

HPA US1 LLC
170 S. Riverside Plaza #2000
Chicago IL 60606

Dec ID 20210601682220
ST/CO Stamp 0-430-169-360 ST Tax \$235.00 CO Tax \$117.50

GRANTEES ADDRESS

Name & address of taxpayer:

HPA US1 LLC
1404 S. 12th Ave 170 S. Riverside Plaza
Maywood, IL 60153 #2000

Chicago IL 60606

THE GRANTOR(S) Monica E. Lawrence, married to Lerell Lawrence of the City of Maywood, County of Cook, and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to HPA US1 LLC, of 170 S. Riverside Plaza #2000 Chicago IL 60606 (address), all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* IA Delaware Limited Liability Company
THE NORTH 37 FEET OF THE SOUTH 66.69 FEET OF LOT 82 IN SEMINARY ADDITION TO MAYWOOD, BEING A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises in fee simple forever.

The undersigned, Lerell Lawrence, Being the spouse of the Grantor, hereby waives all present or future interest, right and title which he/she may currently possess or acquire in the future in the property out of his/her homestead rights, marital property rights, curtesy or dower. If any property interest is created through operation of law or otherwise, the undersigned, agrees that this instrument is consented to and is valid as to the entire parcel.

Permanent index number(s) 15-15-222-015-0000
Property address: 1404 S. 12th Ave, Maywood, IL 60153
DATED this 22 day of June, 2021.

940-00
Paula Shipper
VILLAGE OF MAYWOOD
6/25/2021

Monica Lawrence
Monica E. Lawrence

Lerell Lawrence
Lerell Lawrence, executed solely for the purpose of waiving homestead rights

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FIDELITY NATIONAL TITLE
OC21020427

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Monica E. Lawrence and Lerell Lawrence

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personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 22 day of June, 2021.

Commission expires _____
[Handwritten signature]



Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:
Thomas Magarian
The Law Offices of Thomas Magarian PC
2623 W. Minnemac Ave, Suite 100
Chicago, IL 60625

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		02-Jul-2021
	COUNTY:	117.50
	ILLINOIS:	235.00
	TOTAL:	352.50
15-15-222-015-0000		20210601682220 0-430-169-360