

# UNOFFICIAL COPY

Doc#: 2130839058 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/04/2021 08:33 AM Pg: 1 of 3  
Dec ID 20211001623708

## SPECIAL WARRANTY DEED

**AFTER RECORDING MAIL TO:**

REALtech Title LLC  
3001 Leadenhall Rd  
Mt. Laurel, NJ 08054  
Att: Benjamin Sgroi

**NAME & ADDRESS OF TAXPAYER:**

HPA II BORROWER 2021-1 LLC  
120 S. Riverside Plaza  
Suite 2000  
Chicago, IL 60606

RECORDER'S STAMP

THE GRANTOR, **HPA US1 LLC, a Delaware Limited Liability Company** of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS to **HPA II BORROWER 2021-1 LLC, a Delaware Limited Liability Company** GRANTEE.

GRANTEE'S ADDRESS: 120 S. Riverside Plaza, Suite 2000, City of Chicago, County of Cook, State of Illinois

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See attached Schedule A*

**SUBJECT TO:** the conveyance is subject to all real estate taxes not yet due and payable, building set back lines and other restrictions set forth on the plat of subdivision, the easements, covenants & restrictions, and all other matters of record.

Grantor does hereby covenant with Grantee, its successors in interest to warrant and defend the real estate against the lawful claims of all parties claiming by, through or under Grantor, except as may be above stated.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

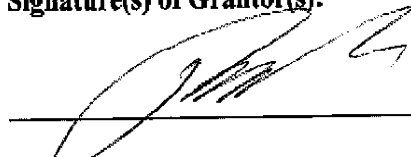
Permanent Real Estate Index Number(s): See attached Schedule A

Address(es) of Real Estate: See attached Schedule A

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Dated this 29<sup>th</sup> day of April, 2021.

Signature(s) of Grantor(s):

  
\_\_\_\_\_

**HPA-US1 LLC**  
By: Pedro Hernandez,  
Assistant Secretary

STATE OF ILLINOIS                    )  
  ) ss  
COUNTY OF COOK                    )

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Pedro Hernandez** is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 29<sup>th</sup> day of April, 2021.

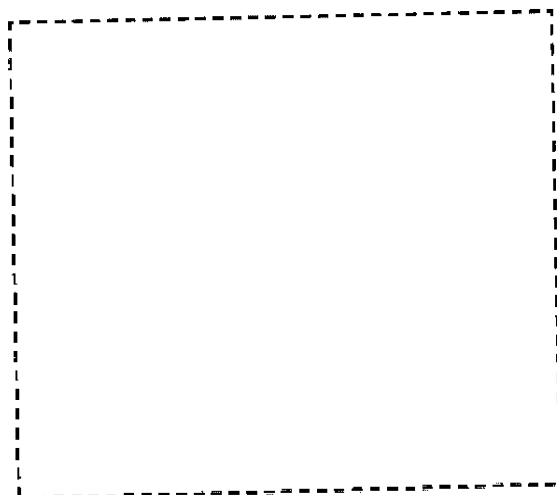


  
\_\_\_\_\_  
Notary Public

My commission expires January 28, 2022

Name & Address of Preparer:

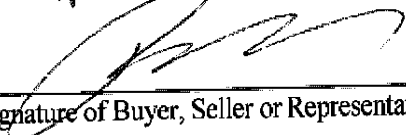
Jay H. Chie, Attorney at Law  
2454 E. Dempster St., Suite 310  
Des Plaines, IL 60016



Exempt under 35 ILCS 200/31-45 paragraph E

Section 4, Real Estate Transfer Act

Date: April 29 2021

  
\_\_\_\_\_  
Signature of Buyer, Seller or Representative

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## Schedule A

**The land referred to herein is situated in the State of Illinois, County of Cook and described as follows:**

LOT 3 IN BLOCK 5 IN ORLAND HILLS GARDENS UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 9 AND PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, ALL IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 07, 1957 AS DOCUMENT NUMBER 17059473, IN COOK COUNTY, ILLINOIS.

10246 Huntington Court Orland Park, IL 60462  
Tax ID: 27093040030000

LOT 144 IN THE 2ND ADDITION TO SILVER LAKE WEST, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

8850 Biloba Ave Orland Park, IL 60462  
Tax ID: 27-10-404-021-0000

Lot 29 In Westberry Village Unit II, Phase I, being a Subdivision or part of the East 1/2 of the Northwest 1/4 of Section 23, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

16127 84th Pl Tinley Park, IL 60487  
Tax ID: 27-23-109-005-0000

Property of Cook County Clerk's Office