

# UNOFFICIAL COPY

Doc#: 2134225188 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/08/2021 02:25 PM Pg: 1 of 3

Dec ID 20211101629040

## 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.

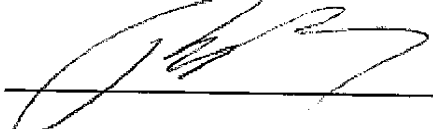
Permanent Real Estate Index Number(s): See attached Schedule A

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

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Dated this 21 day of July, 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 23, 2022

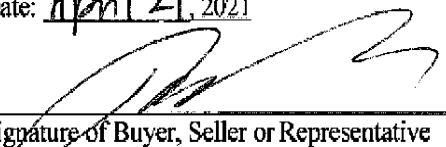
Name & Address of Preparer:

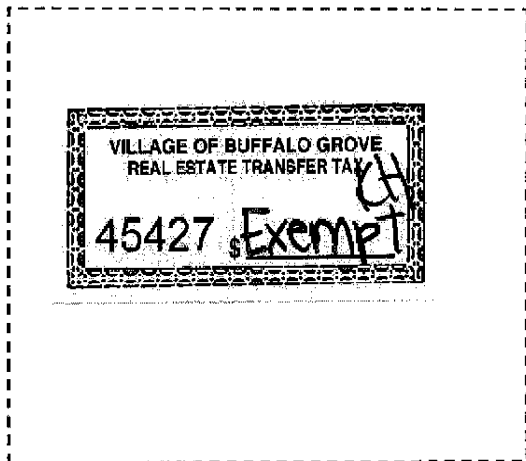
Jay H. Chie, Attorney at Law  
2454 E. Dempster St., Suite 310  
Des Plaines, IL 60016

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 314 IN ARLINGTON HILLS IN BUFFALO GROVE BEING A SUBDIVISION IN SECTIONS 5 AND 6, TOWNSHIP 42NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1966 AS DOCUMENT NUMBER 19834936, IN COOK COUNTY, ILLINOIS.

979 Beechwood Road Buffalo Grove, IL 60089

Tax ID: 03053060070000

Property of Cook County Clerk's Office