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SPECIAL WARRANTY DEED

Doc#: 2134225189 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/08/2021 02:25 PM Pg: 1 of 4

Dec ID 20211101629224

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 24 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 29th day of April, 2021.



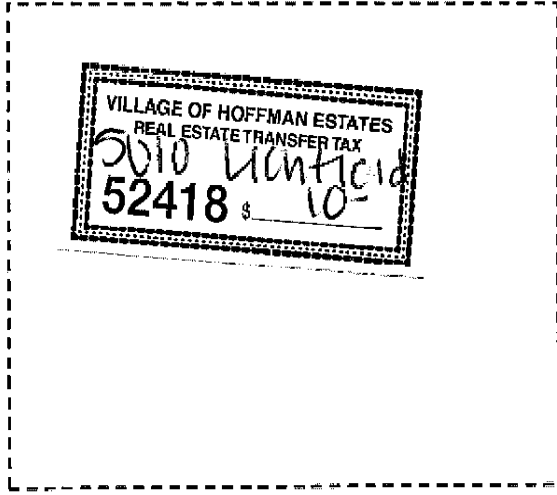


Notary Public

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 18 in Block 6 in Colony Point Phase 1, being a Subdivision of part of the Southwest 1/4 of Section 18, Township 42 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded May 23, 1977 as Document Number 23937795, in Cook County, Illinois.

5010 Lichfield Dr Hoffman Estates, IL 60010

Tax ID: 02183100180000

Property of Cook County Clerk's Office

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7/13



Village of Hoffman Estates

REAL ESTATE TRANSFER TAX
Phone: 847-882-9100 Fax: 847-781-2658
email: transferstamps@hoffmanestates.org

FOR VILLAGE USE ONLY	
7-14-21	
Date of Filing with Village	
11000020400	
Counter Receipt #	
52418	
Transfer Tax Stamp #	
JJ	
Village Cashier	

Check Appropriate Box(es):

- Declaration Residential Multi-Unit (No. of Units _____)
 Exemption Commercial Land Trust

INSTRUCTIONS:

- The liability for the payment of this tax shall be borne by the grantor (seller).
- This form must be filled out completely, signed by the grantor (seller), and presented to the Department of Finance, 1900 Hassell Road, Hoffman Estates, IL 60189 at the time of purchase of the real estate transfer stamps or exempt stamps as required by the Village of Hoffman Estates (Real Estate Transfer Tax Ordinance). The stamps must be affixed to the deed or other instrument, and this form attached, when transfer of title or beneficial interest is recorded.
- The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- A copy of the Illinois Real Estate Transfer Tax Declaration form and deed must accompany the payment of the tax pursuant to Ordinance 13-5-6. In the case of an exempt stamp, a copy of the signed & notarized deed or other instrument must be presented.
- All water, sewer, and garbage charges attributable to the property, past due and current, along with all other monies owed the Village, must be paid prior to the issuance of the tax stamp or exempt stamp. The grantor must contact the Village at least five (5) business days prior to closing and request a final water reading. In the event that the request is not timely, the Village may require that the grantor pay an amount equal to 150% of the last two (2) bills, in addition to any outstanding account balance, until a final reading can be taken.
- Transfer stamps and exempt stamps must be purchased at the time of transfer. Penalties and interest will be imposed if payment is not made within sixty (60) days pursuant to Ordinance 13-5-11 a).
- Please include a self-addressed stamped envelope for any mail-in requests.
- For additional information, please visit: www.hoffmanestates.org/government/finance/real-estate-transfer-tax

Address of Property: 5010 Litchfield Dr. 60010
Street Zip Code

Permanent Property Index No.: 02-18-310-018-0000

Date of Deed/Instrument: 7-14-2021 Type of Deed/Instrument: Special Warranty deed

Grantee: HPA II Borrower 2021 LLC 120 S. Riverside Plz Ste 2000
Buyer Address Zip Code

1. Full Actual Consideration (include amount of mortgage and value of liabilities assumed)	\$ <u>0</u> <i>exempt</i>
2. AMOUNT OF TAX (\$3.00 per \$1,000 (or fraction thereof) of full actual consideration)	\$ _____
3. PENALTY DUE (100% of Line 2)	\$ _____
4. INTEREST DUE (2% per month on Line 2)	\$ _____
5. TOTAL DUE	\$ <u>10.00</u>

EXEMPTIONS: The Village of Hoffman Estates Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Section 13-5-6 of the Ordinance which are printed on the reverse side of this form. To claim one of these exemptions, you must complete the appropriate blanks below and provide supporting documentation that is signed and notarized. There is a \$10.00 processing fee for each exempt transaction.

I hereby declare that this transaction is exempt from taxation under the Hoffman Estates Real Estate Transfer Tax Ordinance by paragraph(s) 3 of section 13-5-6 of said Ordinance.

Details for exemptions claimed, including documentation provided (explain): Transfer between two affiliated entities for zero consideration

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

GRANTOR: (Please Print) HPA MCI LLC 120 S. Riverside Plz Ste 2000 Chicago, IL 60604
Name Address Zip Code

Signature: [Signature] Samuel Lukyanov 4-30-2021
Seller or Agent Date Signed