

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

AFTER RECORDING MAIL TO:

Stewart Title Guaranty Company
17177 N. Laurel Park Dr., Suite 108
Livonia, MI 48152
Attn: John D. Tacia

NAME & ADDRESS OF TAXPAYER:

SFR II BORROWER 2021-3 LLC
120 S. Riverside Plaza
Suite 2000
Chicago, IL 60606



2217545005

Doc# 2217545005 Fee \$59.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/24/2022 09:44 AM PG: 1 OF 5

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 **SFR II BORROWER 2021-3 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

REAL ESTATE TRANSFER TAX

24-Jun-2022



| | |
|-----------|------|
| COUNTY: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

18-36-308-032-0000

| 20220501619333 | 0-103-278-672

UNOFFICIAL COPY

Dated this 22nd day of December, 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 6th day of December, 2021.



Notary Public

My commission expires January 28, 2022

Name & Address of Preparer:

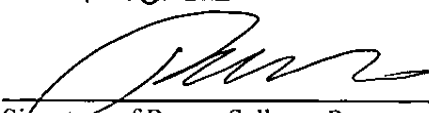
John Zachara, Attorney at Law
53 W. Jackson, Suite 640
Chicago, IL 60604



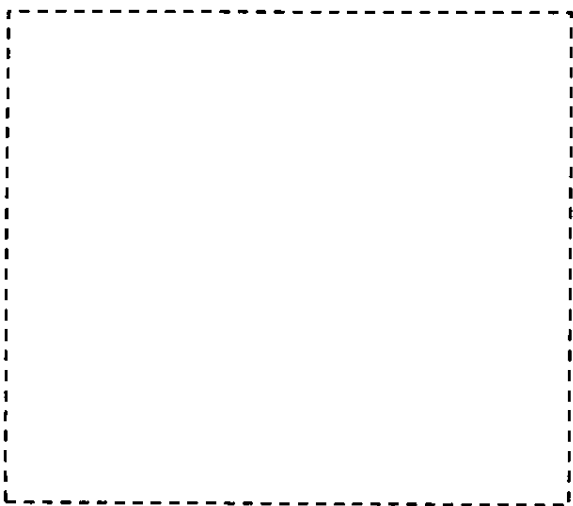
Exempt under 35 ILCS 200/31-45 paragraph E

Section 4, Real Estate Transfer Act

Date: Dec. 22, 2021



Signature of Buyer, Seller or Representative



UNOFFICIAL COPY

Schedule A

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

LOT ONE (1) IN EGAN'S RESUBDIVISION OF LOT THIRTY -SEVEN (37) IN FRANK DELUGACH'S 83RD STREET HIGHLANDS, BEING A SUBDIVISION OF THE NORTH FORTY-TWO/EIGHTIETHS (N42/80) OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 38 NORTH AND RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

8435 South 79Th Court Justice, IL 60458

Tax ID: 18-36-308-032-0000

LOT 22 (EXCEPT THE WEST 74.0 FEET THEREOF) AND THE WEST 54.0 FEET OF LOT 23 IN T.J. MILLER'S SUBDIVISION OF THE WEST 535 FEET OF THE SOUTH 25 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

8128 W 83rd St Justice, IL 60458

Tax ID: 18-35-226-008-0000

THAT PART OF LOT 105 IN THE GRASSLANDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF AFORESAID LOT 105; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 105.95 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 14.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 58.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECOND EAST, 28.00 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES 00 SECONDS WEST, 77.00 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES 00 SECONDS WEST, 30.00 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES 00 SECONDS EAST, 31.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECOND EAST 2.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 46.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

16715 Summercrest Ave Orland Park, IL 60467

Tax ID: 27-30-202-050-0000

LOT 108 IN FRANK DELUGACH'S ROSALIE HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH 38/SOETHS OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

8532 S 79th Ave Justice, IL 60458

Tax ID: 18-36-314-021-0000

LOT 1 IN BLOCK 6 FAIRWAY ESTATES UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

9231 Birch Street Orland Park, IL 60462

Tax ID: 27-10-102-036-0000

UNOFFICIAL COPY

Lot 1 In Copeland's West 72nd Street Resubdivlsion of Lot 72 in Frederick H. Bartlett's Harlem Avenue and 71st Street Farms, being a Subdivision of the East 1/2 of the Northeast 1/4 (Except the East 50 feet thereof) of Section 25, Township 38 North, Range 12, East of the Third Principal Meridian, reference being had to the Plat recorded December 24, 1936 as Document 11927277, in Cook County, Illinois.

7220 72Nd Street Bridgeview, IL 60455
Tax ID: 18252050360000

LOT 112 IN HILLTOP ESTATES, UNIT 3, BEING A SUBDIVISION IN PART OF THE WEST 1/2 OF THE; NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF LEMONT, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1087 AS DOCUMENT 87377727

770 Kruk Street Lemont, IL 60439
Tax ID: 22-28-106-015-0000

LOT 26 IN BLOCK 1 IN WESTHAVEN NORTH, A SUBDIVISION IN THE EAST 1/2 OF THE NORTH EAST 1/4 AND IN THE SOUTH 1/2 OF THE WEST 1/2 'OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 36. NORTH, RANGE: 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO- THE PLAT THEREOF RECORDED MAY 6, 1993 AS _DOCUMENT 18799020 IN-COOK COUNTY, ILLINOIS ..

16130 Haven Avenue Orland Hills, IL 60487
Tax ID: 27-22-203-026-0000

LOT 6 IN BLOCK 7 IN PINWOOD EAST UNIT VI, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

14539 Valleyview Court Orland Park, IL 60467
Tax ID: 27-07-208-006-0000

LOT 9 IN BLOCK 17 IN ORLAND. HILLS GARDENS' UNIT NO. 4, ""BEING A SUBDIVISION OF PART OF THE NORTA HALF: OF THE NORT WEST Quarter OF SECTION 16, AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 17 township 36 NORTH, RANGE 12. EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1960 AS Document 17759773 IN COOK COUNTY, ILLINOIS

15213 Highland Avenue Orland Park, IL 60462
Tax ID: 27-16-106-009-0000

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 6 | 22 | 20 22

SIGNATURE: _____
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

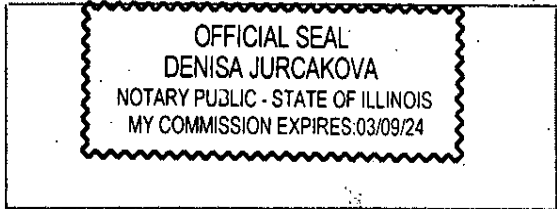
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: _____, 20

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 6 | 22 | 20 22

SIGNATURE: _____
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

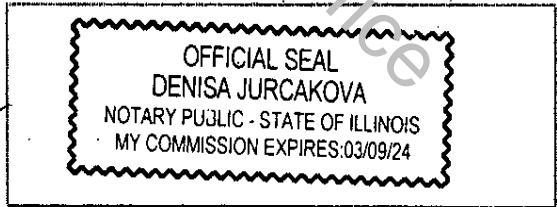
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: _____, 20

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI**) to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**