

UNOFFICIAL COPY



\*2233557008D\*

# SPECIAL WARRANTY DEED

Doc# 2233557008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/01/2022 10:26 AM PG: 1 OF 4

**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 BORROWER 2021-2 LLC  
120 S. Riverside Plaza  
Suite 2000  
Chicago, IL 60606

RECORDER'S STAMP

THE GRANTOR, **HP ILLINOIS I 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 BORROWER 2021-2 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

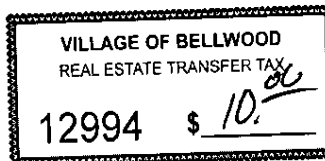
# UNOFFICIAL COPY

Dated this 9 day of November, 2021.

Signature(s) of Grantor(s):

HP ILLINOIS I 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 21 day of October, 2021.

Notary Public

My commission expires January 28, 2022

Name & Address of Preparer:

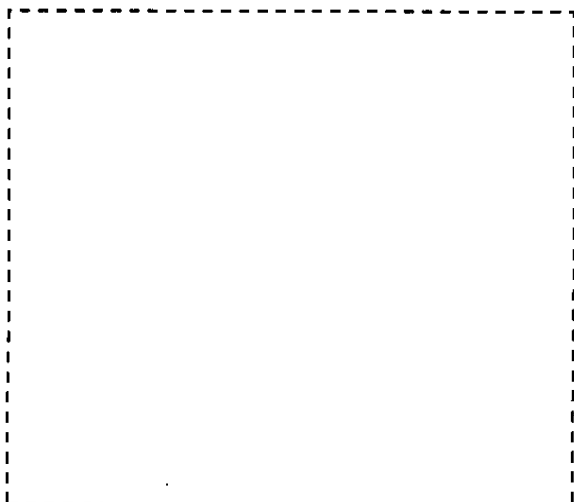
John Zachara, Attorney at Law  
53 W. Jackson, Suite 640  
Chicago, IL 60604



Exempt under 35 ILCS 200/31-45 paragraph E

Section 4, Real Estate Transfer Act

Date: October 21, 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 9 IN HANSON AND DAWSON'S RESUBDIVISION OF LOTS 11, 19, 20, 21, 22, 27, 28 AND 30 IN SECOND ADDITION TO BROADVIEW ESTATE IN THE WEST 1/2 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1104 23rd Avenue Bellwood, IL 60104  
Tax ID:15-15-120-016-0000

REAL ESTATE TRANSFER TAX 01-Dec-2022



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

15-15-120-016-0000 | 20221101653269 | 0-542-217-552

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §56 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 | 2022

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: \_\_\_\_\_

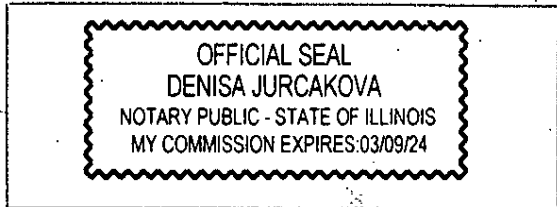
By the said (Name of Grantor): HP Illinois LLC

On this date of: 6 | 22 | 2022

NOTARY SIGNATURE: \_\_\_\_\_

Denisa Jurcakova

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 | 2022

SIGNATURE: \_\_\_\_\_

GRANTEE or AGENT

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

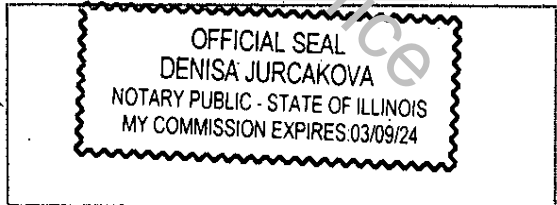
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): SFR Borrower 2021-2

On this date of: 6 | 22 | 2022

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)**