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Date 7/29/2024 12:08 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20240701655221
ST/Co Stamp 0-696-428-336 ST Tax \$362.00 CO Tax \$181.00

Prepared By:
Law Offices of Jay H. Chie P.C.
2454 E. Dempster St., Suite 310
Des Plaines, IL 60016

THE GRANTOR, HPA BORROWER 2019-2 LLC, successor to HPA Borrower 2016-2 LLC by merger, a Delaware limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid,

CONVEYS and WARRANTS to GRANTEE ANETA PESCATORE, a married
PERSON of 4800 Redwood Drive, Norridge, IL

- in FEE SIMPLE
 in JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,
 in TENANTS IN COMMON, or
 in TENANCY BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP.

(GRANTEE'S ADDRESS) of 7576 W. Devon Ave Chicago of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description attached hereto as Exhibit "A"

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building lines and easements.


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

Permanent Index Number: 03-19-206-034-0000

Address of Real Estate: 1729 North Mitchell Avenue, Arlington Heights, IL 60004

Dated this 17th day of July, 2024

GRANTOR:


HPA Borrower 2019-2 LLC
By: Pedro Hernandez, Authorized Signatory

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EXHIBIT 'A'
Legal Description

LOT 37 IN BLOCK 2 IN HASBROOK SUBDIVISION UNIT NUMBER 2 OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1957 AS DOCUMENT NUMBER 17041013 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office