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Doc#: 1412747079 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/07/2014 11:04 AM Pg: 1 of 3

5-6
40012489 (1/2)

WARRANTY DEED

The, GRANTOR, JA CAPITAL MANAGEMENT, LLC SERIES 2445 N. 78TH AVE., ELMWOOD PARK, IL, an Illinois limited liability company, of 626 W. Randolph Street, Suite 1, Chicago, Illinois 60661, for and in consideration of TEN and no/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY AND WARRANT in fee simple unto CHRYSTIAN TAPIA of Chicago, GRANTEE, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to general real estate taxes not due and payable at the time of closing; covenants, matters, conditions and restrictions of record; and building lines and easements, if any.

TO HAVE AND TO HOLD said premises forever.

Dated as of this 1st day of May, 2014.

JA CAPITAL MANAGEMENT, LLC SERIES 2445 N. 78TH AVE., UNIT 1W, ELMWOOD PARK, IL
an Illinois limited liability company

By: *James C. Athanasopoulos*
Name: James C. Athanasopoulos
Title: Authorized Signatory



Village of Elmwood Park
Real Estate Transfer Stamp

480.00

REAL ESTATE TRANSFER		05/05/2014
	COOK	\$48.00
	ILLINOIS:	\$96.00
	TOTAL:	\$144.00

B

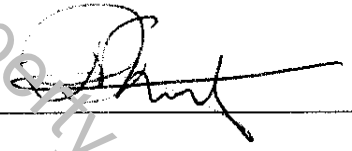
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State of Illinois)

County of Cook)

On May 1st 2014, before me, NIJOLE PETRAUSKAITE, a Notary Public in and for said County and State, personally appeared James C. Athanasopoulos, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same as their free and voluntary act as for the uses and purposes therein set forth.

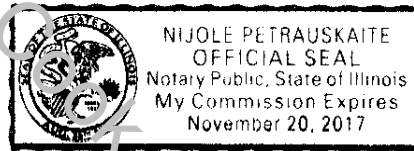
Given under my hand and official seal, this 1st day of May, 2014.



Notary public

11/20/17

Commission expires



MAIL TO AND SEND TAX BILL TO:

*Steven Belger
10079 Grand #208
Franklin Park, Illinois*

PREPARED BY:

James C. Athanasopoulos, Esq.
626 W. Randolph, Suite 1
Chicago, IL 60661

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EXHIBIT "A"

ADDRESS: 2445 N. 78TH AVENUE, UNIT 1W, ELMWOOD PARK, ILLINOIS 60707

PIN: 12-25-329-053-1001

LEGAL: PARCEL 1: UNIT 1W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2445 N. 78TH AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0436239002, AS AMENDED, IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. 6, AND STORAGE SPACE NO. 2, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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