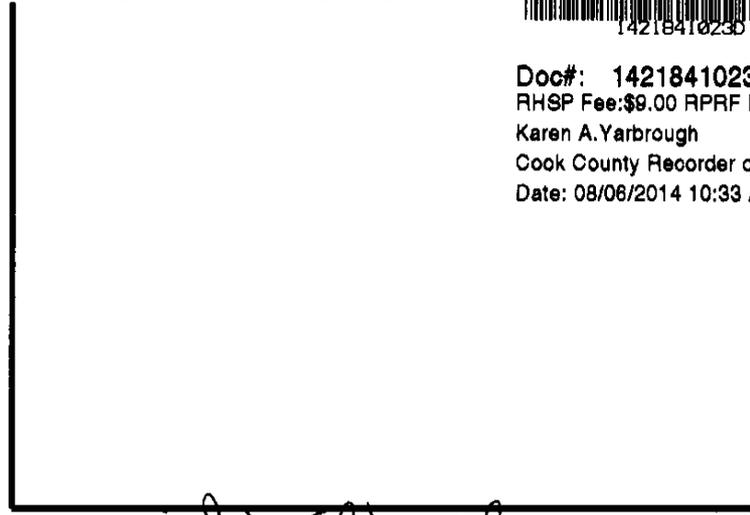




WARRANTY DEED
Statutory (Illinois)

Doc#: 1421841023 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/06/2014 10:33 AM Pg: 1 of 4

40013921 (1/1)
7-22
GIT



married to Elton Cela
THE GRANTOR, Itzel Alcaraz, 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, TRANSFERS and WARRANTS to JCA FUND 11, LLC SERIES 2213, an Illinois limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

FOR LEGAL DESCRIPTION
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 2213 W. Washington Blvd, Unit 1F, Chicago, IL 60612
P.I.N.: 17-07-325-053-1001

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2013 and 2014; Real estate taxes not yet due and payable at the time of closing; terms, provisions, covenants and conditions of the Declaration of Condominium and Covenants, Conditions and Restrictions and all amendments thereto; any easements established by or implied from the declaration of condominium or covenants, conditions and restrictions or all amendments thereto; limitations and conditions imposed by the Illinois Condominium Property Act; assessments established pursuant to the Declaration of Condominium or Covenants, Conditions, and Restrictions or all amendments thereto; acts done by or suffered through Grantee.

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

Grantor makes no representation as to the property conveyed hereby, or its condition, its merchantability or its suitability for any particular use or purpose and Grantee, by its acceptance of this deed, hereby accepts the same "as-is". All prorations are final at closing.

S
P
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SC
INT

REAL ESTATE TRANSFER TAX		21-Jul-2014
	COUNTY:	32.50
	ILLINOIS:	65.00
	TOTAL:	97.50
17-07-325-053-1001 20140701610659 2-089-955-456		

REAL ESTATE TRANSFER TAX		21-Jul-2014
	CHICAGO:	487.50
	CTA:	195.00
	TOTAL:	682.50
17-07-325-053-1001 20140701610659 0-529-313-920		

UNOFFICIAL COPY

Dated: this 14 day of July, 2014


ITZEL ALCARAZ


Itzel Alcaraz is signing to waive homestead rights

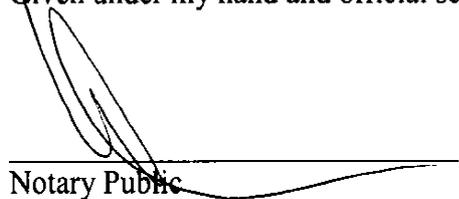
STATE OF ILLINOIS

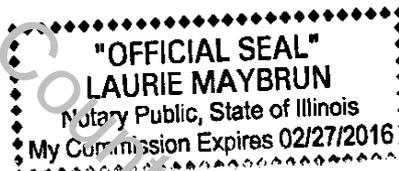
COUNTY OF COOK

} ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Itzel Alcaraz personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he or she signed and delivered the said instrument as his or her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 14 day of July, 2014.


Notary Public



THIS INSTRUMENT PREPARED BY:

David L. Rudolph, Esq.
Rudolph Kaplan LLC
20 North Clark St., Suite 2500
Chicago, IL 60602

WHEN RECORDED RETURN TO:

David L. Rudolph, Esq.
Rudolph Kaplan LLC
20 North Clark St., Suite 2500
Chicago, IL 60602

SEND FUTURE TAX BILLS TO:

JCA Fund 11, LLC
626 W. Randolph St., Ste. 1
Chicago, IL 60661

UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK

} ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that ELTON CELA* personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he or she signed and delivered the said instrument as his or her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

* Married to Itzel Alcaraz

Given under my hand and official seal, this 14 day of July, 2014.


Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

UNIT 1F TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2213 WEST WASHINGTON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0805815067, IN SECTION 7, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 2213 West Washington Boulevard, Unit 1F, Chicago, IL 60612
Tax Number: 17-07-025-053-1001

Property of Cook County Clerk's Office