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Doc#: 1509941083 **Fee:** \$44.00
RHSP Fee: \$9.00 **RPRF Fee:** \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/09/2015 02:54 PM Pg: 1 of 4

COOK COUNTY RECORDER

COVER PAGE FOR

QUIT CLAIM DEED

ON PROPERTY LOCATED AT

1453 South Komensky Avenue
Chicago, Illinois 60623

PINS:

16-22-222-021-0000

DATE:

March 13, 2015

MGR

Property of Cook County Clerk's Office

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QUIT CLAIM DEED Statutory (Illinois)

14BAR33320

PLEASE RETURN TO:
 BARRISTER TITLE
 15000 SO. CICERO AVE.
 OAK FOREST, IL 60452

(The Above Space for Recorder's Use Only)

THE GRANTOR Jeff BV-Commercial, LLC, an Illinois series limited liability company, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS AND QUIT CLAIMS to GRANTEE Alberto Garcia of 3958 West 55 Street, Chicago, IL 60632, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*G * and ~~DOXYLA DOXXO~~ CAROLINA GARCIA *

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

*AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

Property Address: 1453 South Komensky Avenue, Chicago, IL 60623

Permanent Index Number(s): 16-22-222-021-0000

SUBJECT TO: General Real Estate Taxes for 2014 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof any special taxes or assessment for improvements heretofore completed; building lines and building restrictions; private, public and utility easements; covenants and restrictions of record as to use and occupancy; the general exceptions to the title commitment; local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property; building code violations, liens and judgments; leases and tenancies; pending building code violations court cases; items appearing of record or that would be shown on a survey.

Dated this 13th day of March, 2015.

Jeff BV-Commercial, LLC

By: Gyna McElwee

Name: Gyna McElwee

Autyese Aguilera

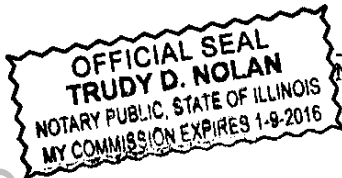
REAL ESTATE TRANSFER TAX		09-Apr-2015
COUNTY:		33.00
ILLINOIS:		66.00
TOTAL:		99.00
16-22-222-021-0000 20150301672688 1-009-490-304		

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STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gyna McElwee, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 notarial seal, this 13th day of March, 2015.



[Signature]

Notary Public

THIS INSTRUMENT PREPARED BY
Corey Rybka
Talarico Law Group
15000 S. Cicero Ave.
Oak Forest, IL 60452

MAIL TO:
ALICIA & PLONKA
4111 W. 47th ST.
Chicago IL 60632

SEND SUBSEQUENT TAX BILLS TO:

Alberto Garcia
1453 South Komensky Avenue
Chicago, IL
5320 W. 29th ST.
Chicago, IL 60623

REAL ESTATE TRANSFER TAX

09-Apr-2015



CHICAGO:	495.00
CTA:	198.00
TOTAL:	693.00

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EXHIBIT A LEGAL DESCRIPTION

LOT 16 IN BLOCK 1 IN HOME ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE NORTH 50 ACRES THEREOF).

Property of Cook County Clerk's Office