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QUITCLAIM DEED Statutory (Illinois)



Doc#: 151119046 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/21/2015 10:18 AM Pg: 1 of 3

40016344 p4

THE GRANTOR(s), **JCA Fund 11, LLC Series 1275**, an Illinois limited liability company created and existing under and by virtue of the State of Illinois and duly authorized to transact business in the State of Illinois, for an in consideration of \$1.00 (one dollar), and other good and valuable consideration, in hand paid, CONVEY(S) and QUITCLAIM(S) to THE GRANTEE(s), **JA SFR, LLC**, a Delaware limited liability company, all interest in the following described Real Estate situated in Cook County, in the State of Illinois, commonly known as 1275 S. Baldwin Lane, Unit 402, Palatine, Illinois, legally described as:

Parcel 1: Unit number 402, in San Tropai Condominium, Building Number 2, as delineated on a survey of the following described real estate: that part of the South 780 feet, as measured at right angles, to the south line thereof, of the North West ¼ of the North East ¼ of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: commencing at the South West corner of the said North West ¼ of the North East ¼; thence East, along the South line of the said North West ¼ of the North East ¼, 757.17 feet, (the South line of the said North West ¼ of the North East ¼, being assumed as running due East and West for this legal description); thence North, 134 feet, to a point of beginning, of the parcel of land herein described; thence South, 77 feet; thence West, 88 feet; thence South, 13.4 feet; thence West 217.17 feet; thence North, 77 feet; thence East, 123 feet; thence North 71.4 feet; thence East, 59.17 feet; thence South, 58 feet; thence East, 123 feet; to the point of beginning; which survey is attached as Exhibit A, to the Declaration of Condominium, recorded as Document 24917327; together with its undivided percentage interest in the common elements, in Cook County, Illinois. Parcel 2: easements for ingress and egress, for the benefit for Parcel 1, as defined and set forth in the master declaration of covenants, conditions and restrictions, and easements for San Tropai planned development, made by Chicago Title and Trust Company as Trustee under Trust Number 0067400, dated March 31, 1976, and recorded April 12, 1976, as document number 23448134, and created by deed from Midwest Bank and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated, September 19, 1978, and known as Trust Number 78092714, to Marianne Di Gregor dated June 1, 1979 and recorded June 22, 1979 as document 25017593, in Cook County, Illinois.

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

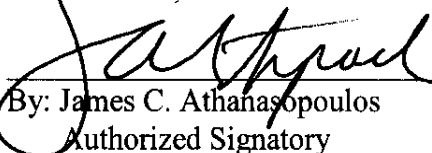
Permanent Real Estate Index Number(s): 02-12-200-092-1039

Property Address: 1275 S. Baldwin Lane, Unit 402, Palatine, Illinois 60067

Dated this 30th day of November 2014

Signature(s) of Grantor(s):

JCA Fund 11, LLC Series 1275


By: James C. Athanopoulos
Authorized Signatory



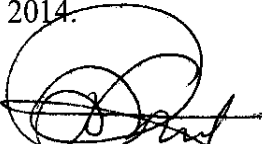
CCRD REVIEWER _____

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STATE OF ILLINOIS }
 }
 } SS
COUNTY OF COOK }

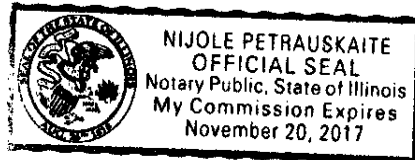
I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT James C. Athanasopoulos is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they 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 notarial seal, this 30th day of November, 2014.

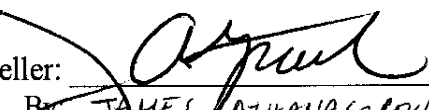


Notary Public

My commission expires 11/20/17



Exempt under provisions of the Real Estate Transfer Tax Code, 35 ILCS 200/31-45 (E).

Seller: 
By: JAMES ATHANASOPOULOS
Authorized Signatory

MAIL TO AND SEND TAX BILL TO:
JA SFR, LLC
626 W. Randolph Street
Suite 1
Chicago, IL 60661

PREPARED BY:

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

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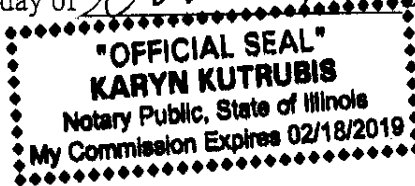
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in the 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 real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: Nov 30, 2014 [Signature]
Signature

Subscribed to and sworn before me this 30 day of November, 2014

[Signature]
Notary Public

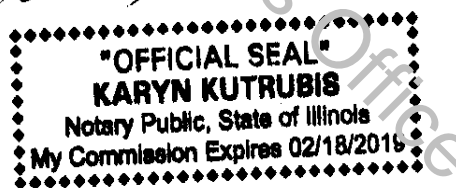


The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: Nov 30, 2014 [Signature]
Signature

Subscribed to and sworn before me this 30 day of November, 2014

[Signature]
Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY OF A GRANTOR OR GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS ACTION A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT)