

# UNOFFICIAL COPY

## QUITCLAIM DEED

Statutory (Illinois)



Doc#: 1511219095 Fee: \$64.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/22/2015 11:59 AM Pg: 1 of 3

40010304 200

THE GRANTOR(s), JCA Fund 11 LLC, Series 4630, 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 4630 N. Beacon Street, Unit 1C, Chicago, Illinois, legally described as:

**Parcel 1: Unit 1C in the Loyolton Condominiums as delineated on a survey of the following described real estate: Lot 234 and the North 1/2 of Lot 235 in Sheridan Drive Subdivision, being a Subdivision of the Northwest 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the declaration of condominium recorded as document 0314832122, together with an undivided percentage interest in the common elements.**

**Parcel 2: the exclusive right to the use storage space 1-3, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document 0314832122.**

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): 14-17-108-027-1003

Property Address: 4630 N. Beacon Street, Unit 1C, Chicago, Illinois 60640

Dated this 30<sup>th</sup> day of November 2014

Signature(s) of Grantor(s):

JCA Fund 11 LLC, Series 4630

By: James C. Amanasopoulos  
Authorized Signatory

REAL ESTATE TRANSFER TAX		21-Apr-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

14-17-108-027-1003 | 20150401679227 | 1-181-500-800

REAL ESTATE TRANSFER TAX		21-Apr-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-17-108-027-1003 | 20150401679227 | 1-449-936-256

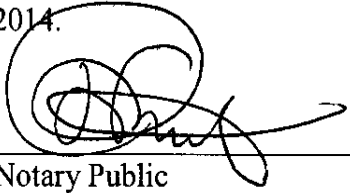
CCRD REVIEWER RJ

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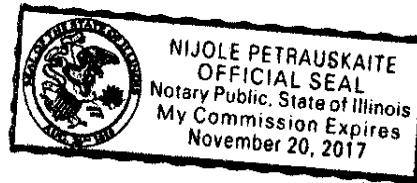
STATE OF ILLINOIS                    }  
  }  
  } SS  
COUNTY OF COOK                   }

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 30<sup>th</sup> 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: 11/30, 2014 Daniel Tam  
Signature

Subscribed to and sworn before me this 30th day of April 2014

Mary E Kennedy  
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: 11/30, 2014 Daniel Tam  
Signature

Subscribed to and sworn before me this 30th day of April 2014

Mary E Kennedy  
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)