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QUITCLAIM DEED

Statutory (Illinois)



Doc#: 1613329056 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds Date: 05/12/2016 12:29 PM Pg: 1 of 3

RECORDER'S STAMP

THE GRANTOR(s), **JCA Fund 11 LLC Series Holding**, an Illinois limited liability company of 626 W. Randolph Street, Suite 1, Chicago, 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), **JCA Fund 11**, **LLC Series 2835**, an Illinois limited liability company, all interest in the following described Real Estate situated in Cook County, in the State of Illinois, commonly known 2835 North Albany Avenue, Chicago, Illinois, legally described as:

Lot 34 in Block 3 in Storey and Allen's Addition to Chicago being a Subdivision of the East ½ of the Southwest ¼ of the Northwest ¼ of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, 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):

13-25-131-013-0000

Property Address:

2835 North Albany Avenue, Chicago, Illinois oco18

Dated this 26th day of April, 2016

Signature(s) of Grantor(s):

JCA Fund 11 LLC Series 2835, An Illinois limited liability company

By: James Athanasopoulos Title: Authorized Signatory

1613329056 Page: 2 of 3

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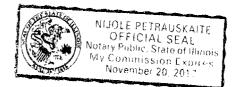
STATE OF ILLINOIS	}
	} SS
COUNTY OF COOK	}

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT James 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 26th day of April, 2016.

Notary Public

My commission expires _______



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

Seller

By: James Athanasopoulos' Title: Authorized Signatory

MAIL TO AND SEND TAX BILL TO: JCA FUND 11, LLC SERIES 2835 626 W. RANDOLPH STREET SUITE 1 CHICAGO, IL 60661

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

REAL ESTATE TRANS	FER TAX	12 - May-2016
	CHICAGO: CTA: TOTAL:	0.00 C.00 C.00
13-25-131-013-0000	20160501603736	0-69(-537-904

* Total does not include any applicable penalty or interest due.

REAL EST	ATE TRAN	SFER TAX	12 -Ma y-2016
	COUNTY:	0.00	
	ILLINOIS:	0.00	
	TOTAL:	0.00	
		L 004 CD504 CD3736	0.700.864.448

1613329056 Page: 3 of 3

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a 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 and hold title to 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 April 26th,	, 20 <u>lie</u>
	Signature:
Subscribed and sworr to before me	Grantor of Agent
by the said JAME: ATHANASOFO	and the same
this _ 26 day of 100 , 20 1	NIJOLE PETRAUSKAITE OFFICIAL SEAL
Notary Public	Notary Public, State of Illinois My Commission Expires November 20, 2017
	10 verilines 50, 50 ;

The Grantee or his Agent affirms an everifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a 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 and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Signature:

Subscribed and sworn to before me

By the said JAME ATMANASOROS OF

This 26th day of April , 20 lb

Notary Public State of Illinos My Commission Expires November 20, 2017

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)