

UNOFFICIAL COPY

GIT

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Doc#: 1616555183 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/13/2016 11:22 AM Pg: 1 of 3

Dec ID 20160601613934
ST/CO Stamp 0-241-141-056 ST Tax \$215.00 CO Tax \$107.50
City Stamp 0-602-752-320 City Tax: \$2,257.50

WARRANTY DEED

The GRANTOR, **JAVAM Capital, LLC**, an Illinois limited liability company of 626 West Randolph, Suite 1, Chicago, Illinois 60661, for and in consideration of TEN and no/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY AND WARRANT in fee simple unto **Abdias Arellano Mondragon** and **Valeria Gutierrez Mondragon** as joint tenants, of Chicago, Illinois, GRANTEE, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"



Subject to general real estate taxes not due and payable at the time of closing; covenants, matters, conditions and restrictions of record; and building lines and easements, if any.


TO HAVE AND TO HOLD said premises forever.

Dated as of this 6th day of June, 2016.

JAVAM Capital, LLC,
An Illinois limited liability company,

By: 
Name: James Athanasopoulos
Title: Authorized Signatory

REAL ESTATE TRANSFER TAX		09-Jun-2016
	COUNTY:	107.50
	ILLINOIS:	215.00
	TOTAL:	322.50
13-23-317-030-0000 20160601613934 0-241-141-056		

REAL ESTATE TRANSFER TAX		09-Jun-2016
	CHICAGO:	1,612.50
	CTA:	645.00
	TOTAL:	2,257.50 *
13-23-317-030-0000 20160601613934 0-602-752-320		

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

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State of Illinois)

County of Cook)

On June 6th, 2016, before me, Nijole Petrauskaite, a Notary Public in and for said County and State, personally appeared James Athanasopoulos, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same as their free and voluntary act as for the uses and purposes therein set forth.

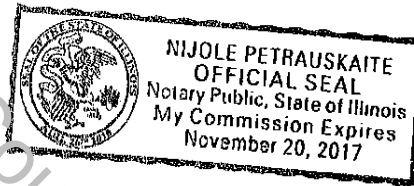
Given under my hand and official seal, this 6th day of June, 2016.



Notary public

11/20/17

Commission expires



MAIL DEED TO AND SEND TAX BILL TO:
Abdias Arellano Mondragon
3025 N. Albany
Chicago, Illinois 60618

PREPARED BY:

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

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EXHIBIT "A"

ADDRESS: 3322 N. Harding Avenue, Chicago, IL 60618

PIN: 13-23-317-030-0000

LEGAL: The South 10 feet of Lot 15 and the North 20 feet of Lot 16 in Block 6 in Grand View, being a Resubdivision of Blocks 1, 2, 3 in Kiler K. Jones Subdivision of the South 40 acres of the North 120 acres of the Southwest $\frac{1}{4}$ of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office