

# UNOFFICIAL COPY

Doc#: 1619708064 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/15/2016 01:53 PM Pg: 1 of 3

Dec ID 20160601626529  
ST/CO Stamp 1-599-544-640 ST Tax \$225.00 CO Tax \$112.50  
City Stamp 0-397-438-272 City Tax: \$2,362.50

40026292 1/1

GIT

## WARRANTY DEED

The GRANTOR, **JB Real Estate Fund, LLC Series 3519**, a Delaware 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 **Ping Wang** of Saddle Brook, New Jersey, GRANTEE, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

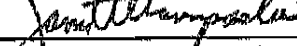
SEE ATTACHED EXHIBIT "A"



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


TO HAVE AND TO HOLD said premises forever.

Dated as of this 6<sup>th</sup> day of July, 2016.

JB Real Estate Fund, LLC Series 3519,  
A Delaware limited liability company,

By:   
Name: James Athanasopoulos  
Title: Authorized Signatory

REAL ESTATE TRANSFER TAX		14-Jul-2016
	COUNTY:	112.50
	ILLINOIS:	225.00
	TOTAL:	337.50
17-31-300-006-0000   20160601626529   1-599-544-640		

REAL ESTATE TRANSFER TAX		14-Jul-2016
	CHICAGO:	1,687.50
	CTA:	675.00
	TOTAL:	2,362.50 *
17-31-300-006-0000   20160601626529   0-397-438-272		

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

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State of Illinois)

County of Cook)

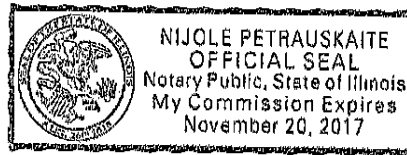
On July 6<sup>th</sup>, 2016, before me, Nijole Petrauskaite, a Notary Public in and for said County and State, personally appeared James Athanasopoulos, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument 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 6<sup>th</sup> day of July, 2016.

\_\_\_\_\_  
Notary public



11/20/17  
\_\_\_\_\_  
Commission expires



MAIL DEED TO AND SEND TAX BILL TO:

\_\_\_\_\_  
Ping Wang  
\_\_\_\_\_  
3519 S. Western  
\_\_\_\_\_  
Chicago, IL 60609  
\_\_\_\_\_

PREPARED BY:

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

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## EXHIBIT "A"

ADDRESS: 3519 S. Western Blvd. Chicago, IL 60609

PIN: 17-31-300-006-0000

LEGAL: Lot 8 in the Subdivision of Lots 12 to 31, inclusive in Weston's Subdivision of Block 1 in James H. Rees' Subdivision of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 31, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office