

UNOFFICIAL COPY

GIT 40023524  
E6 351

P.81



**QUITCLAIM DEED**  
Statutory (Illinois)

Doc#: 1620834074 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/26/2016 11:46 AM Pg: 1 of 4

GIT

RECORDER'S STAMP

THE GRANTOR(s), **JCA Fund 11, LLC**, 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), **CGA Chicago, 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 3721 W. 171<sup>st</sup> Place, Country Club Hills, Illinois, legally described as:

See attached exhibit "A"

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever.

Permanent Real Estate Index Number(s): 28-26-306-012-0009

Property Address: 3721 West 171<sup>st</sup> Place, Country Club Hills, IL 60478

Dated this 20<sup>th</sup> day of April, 2016

Signature(s) of Grantor(s):

JCA Fund 11, LLC,  
an Illinois limited liability company

By: [Signature]  
Name: James Athanasopoulos  
Title: Authorized Signatory



City of Country Club Hills  
EXEMPT  
Real Estate Transfer Stamp

04/26/16

[Signature]

S V  
P 14  
S N  
SC Y  
INT 10  
CG

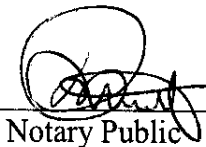
REAL ESTATE TRANSFER TAX		19-Jul-2016
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
28-26-306-012-0000   20160501601229   1-557-585-216		

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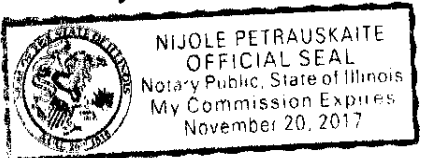
STATE OF ILLINOIS }  
  } SS  
COUNTY OF COOK }

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 20<sup>th</sup> day of April, 2016.

  
\_\_\_\_\_  
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: \_\_\_\_\_

MAIL TO AND SEND TAX BILL TO:  
CGA Chicago, LLC  
626 W. RANDOLPH STREET  
SUITE 1  
CHICAGO, IL 60661

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

Property of Cook County Clerk's Office

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## EXHIBIT A

LOT 99 IN APPLE TREE OF COUNTRY CLUB HILLS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1969 AS DOCUMENT 21045222 IN COOK COUNTY, ILLINOIS

Commonly Known As: **3721 West 171st Place, Country Club Hills, IL 60478**

Property of Cook County Clerk's Office

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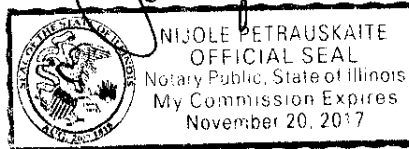
## STATEMENT BY GRANTOR AND GRANTEE

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 20<sup>th</sup>, 20 16

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said JAMES ATHANASOPOULOS this 20<sup>th</sup> day of April, 20 16  
Notary Public [Signature]

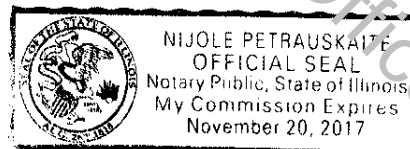


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated April 20<sup>th</sup>, 20 16

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me By the said JAMES ATHANASOPOULOS This 20<sup>th</sup> day of April, 20 16  
Notary Public [Signature]



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.)