

UNOFFICIAL COPY

GIT 40023524  
P.50 EG 381

**QUITCLAIM DEED**  
Statutory (Illinois)

GIT



Doc#: 1620834075 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 11:47 AM Pg: 1 of 4

RECORDER'S STAMP

THE GRANTOR(S), **JA Capital Management 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 14905 Avenue, Midlothian, 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): 28-11-315-002-0000

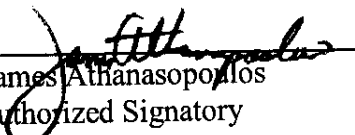
Property Address: 14905 Avers Avenue, Midlothian, Illinois 60445

Dated this 5<sup>th</sup> day of March, 2016

REAL ESTATE TRANSFER TAX		18-Jul-2016
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
28-11-315-002-0000		20160501601470   1-010-500-800

Signature(s) of Grantor(s):

JA Capital Management, LLC,  
an Illinois limited liability company

By:   
Name: James Athanasopoulos  
Title: Authorized Signatory


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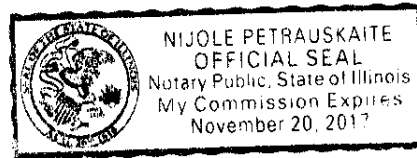
STATE OF ILLINOIS                    }  
                                                          } SS  
COUNTY OF COOK                    }

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 5<sup>th</sup> day of March, 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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**LEGAL DESCRIPTION:**

LOT 29 IN BLOCK 1 IN ROBERTSON'S CRAWFORD AVENUE ADDITION TO MIDLOTHIAN, A SUBDIVISION OF THE WEST 660 FEET OF THE EAST 2013 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-11-315-002-0000

COMMONLY KNOWN AS: 14905 Avers Avenue, Midlothian, IL 60445

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

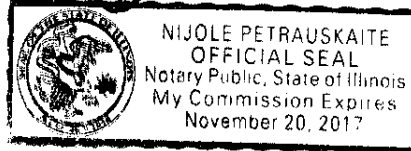
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 March 5<sup>th</sup>, 20 16

Signature: \_\_\_\_\_  
Grantor or Agent

*James Athanopoulos*

Subscribed and sworn to before me  
by the said JAMES ATHANASOPOULOS  
this 5<sup>th</sup> day of March, 20 16  
Notary Public \_\_\_\_\_



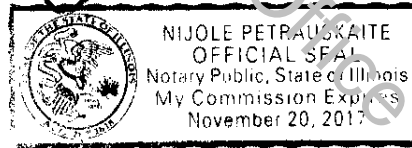
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 5<sup>th</sup>, 20 16

Signature: \_\_\_\_\_  
Grantee or Agent

*James Athanopoulos*

Subscribed and sworn to before me  
By the said JAMES ATHANASOPOULOS  
This 5<sup>th</sup> day of March, 2016  
Notary Public \_\_\_\_\_



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.)