

UNOFFICIAL COPY

Doc#: 1625362035 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/09/2016 10:19 AM Pg: 1 of 3

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Dec ID 20160801651532
ST/CO Stamp 1-307-319-104 ST Tax \$240.00 CO Tax \$120.00
City Stamp 1-139-002-176 City Tax: \$2,520.00

GIT

WARRANTY DEED

The GRANTOR, **JB Real Estate Fund, LLC Series 3001**, 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 **Wesley Soltis** and **Beth M. Soltis** of Chicago, Illinois, GRANTEE, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

* AS TENANTS BY ENTIRETY AND NOT AS JOINT TENANTS

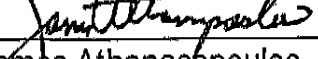
SEE ATTACHED EXHIBIT "A"


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 2nd day of September, 2016.



JB Real Estate Fund, LLC Series 3001,
A Delaware limited liability company,

By: 
Name: James Athanasopoulos
Title: Authorized Signatory

REAL ESTATE TRANSFER TAX	02-Sep-2016
	CHICAGO: 1,800.00
	CTA: 720.00
	TOTAL: 2,520.00 *

13-13-120-031-1001 | 20160801651532 | 1-139-002-176

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

REAL ESTATE TRANSFER TAX	02-Sep-2016
	COUNTY: 120.00
	ILLINOIS: 240.00
	TOTAL: 360.00

13-13-120-031-1001 | 20160801651532 | 1-307-319-104

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State of Illinois)

County of Cook)

On September 2nd, 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.

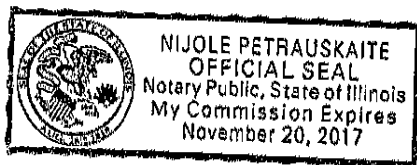
Given under my hand and official seal, this 2nd day of September, 2016.



Notary public

11/20/17

Commission expires



MAIL DEED TO AND SEND TAX BILL TO:

Wesley Soltis
3001 W Wilson Ave
Chicago IL 60625

PREPARED BY:

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

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EXHIBIT "A"

ADDRESS: 3001 West Wilson Avenue, Unit 1, Chicago, Illinois 60625

PIN: 13-13-120-031-1001

LEGAL:

Parcel 1: Unit 3001-1 together with its undivided percentage interest in the common elements in Vines of Ravenswood Manor Condominium as delineated and defined in the declaration recorded as document no. 95158663, as amended, in the Northwest $\frac{1}{4}$ of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: exclusive use for storage purposes in and to storage space no. 3001-S1, a limited common element, as set forth and defined in said declaration of condominium and survey attached thereto, in Cook County, Illinois.

Property of Cook County Clerk's Office