

UNOFFICIAL COPY



**QUITCLAIM DEED**  
Statutory (Illinois)

Doc# 1627247046 Fee \$42.00  
RHSP Fee:\$9.00RPRF Fee \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/28/2016 12:25 PM Pg: 1 of 3

GIT

40027010 (P. 2)

RECORDER'S STAMP

THE GRANTOR(S) **JCA Fund 11, LLC**, an Illinois limited liability company of 626 W. Randolph Street, Suite 1, Chicago, 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), **JVA IL, LLC**, an Illinois limited liability company, all interest in the following described Real Estate situated in Cook County, in the State of Illinois, commonly known 10139 West Hartford Court, Unit 2B, Schiller Park, Illinois, legally described as:

**Parcel 1: Unit 2B in the 10139 Hartford Court Condominium as delineated and defined in the declaration recorded as document no. 0601045048 as amended from time to time, together with its undivided percentage interest in the common elements, in Section 16 and 21, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. Parcel 2: the exclusive right to the use of limited common elements known as parking spaces #1 and 2 and storage space #2B as delineated on the survey attached to the declaration aforesaid recorded as document 0601045048**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 12-21-101-084-1010

Property Address: 10139 West Hartford Court, Unit 2B, Schiller Park, IL 60176

Dated this 17th day of August, 2016

Signature(s) of Grantor(s):

JCA Fund 11, LLC,  
An Illinois limited liability company

By: James Athanasopoulos  
Title: Authorized Signatory

REAL ESTATE TRANSFER TAX		12-Sep-2016
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

12-21-101-084-1010 | 20160901654996 | 1-660-566-336

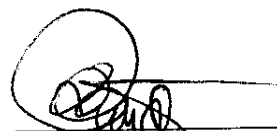
369

# UNOFFICIAL COPY

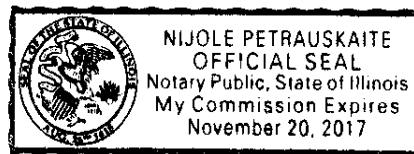
STATE OF ILLINOIS }  
COUNTY OF COOK } SS

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.

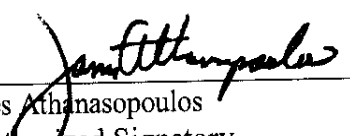
Given under my hand and notarial seal, this 17th day of August, 2016.

  
\_\_\_\_\_  
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:   
By: James Athanasopoulos  
Title: Authorized Signatory

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

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

# UNOFFICIAL COPY

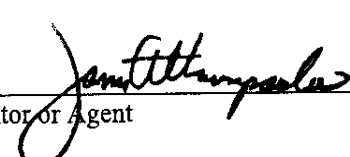
## STATEMENT BY GRANTOR AND GRANTEE

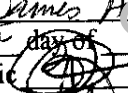
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

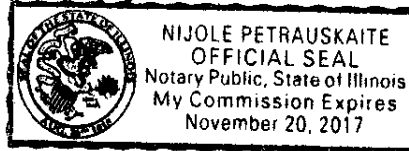
Dated Aug. 17<sup>th</sup>, 20 16

Signature: \_\_\_\_\_

Grantor or Agent



Subscribed and sworn to before me  
by the said James Athanasopoulos  
this 17<sup>th</sup> day of Aug, 20 16  
Notary Public 

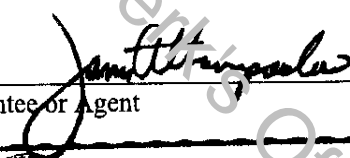


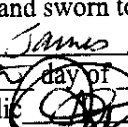
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

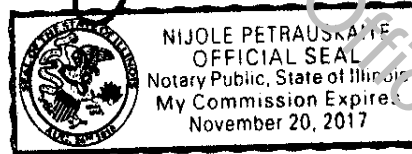
Dated Aug. 17<sup>th</sup>, 20 16

Signature: \_\_\_\_\_

Grantee or Agent



Subscribed and sworn to before me  
By the said James Athanasopoulos  
This 17<sup>th</sup> day of Aug, 20 16  
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.)