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QUITCLAIM DEED Statutory (Illinois)

Doc# 1627247053 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 12:30 PM Pg: 1 of 3

QUIT p. 10
40027610 (signature)

RECORDER'S STAMP

THE GRANTOR(S) **AMLB LLC Series 16936**, 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 16936 Glen Oaks Drive, Country Club Hills, Illinois, legally described as:

Lot 91 in J.E. Merrion's Second Nob Hill addition to Country Club Hills a Resubdivision of certain Lots and vacated streets in J.E. Merrion's Nob Hill addition to Country Club Hills all in the West Three-Quarters of the Northwest Quarter of Section 26, Township 36 North, Range 13, East of the Principal Meridian, in Cook County, Illinois.

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): 28-26-111-046-0000

Property Address: 16936 Glen Oaks Drive, Country Club Hills, Illinois 60478

Dated this 17th day of August, 2016

City of Country Club Hills
EXEMPT

Real Estate Transfer Stamp

KQ 8/24/2016

Signature(s) of Grantor(s):

AMLB LLC Series 16936,
An Illinois limited liability company

(Signature of James Athanasopoulos)

By: James Athanasopoulos
Title: Authorized Signatory

REAL ESTATE TRANSFER TAX

12-Sep-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

28-26-111-046-0000

| 20160901655047 | 0-699-915-072


309

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STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

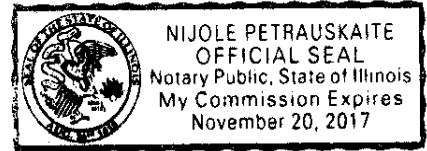
I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT James Athanasopoulos is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they 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 17th day of August, 2016.

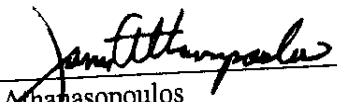


Notary Public

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

Property of Cook County Clerk's Office

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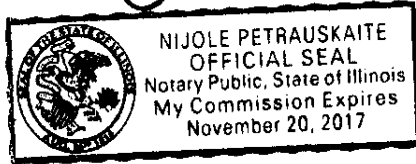
STATEMENT BY GRANTOR AND GRANTEE

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 Aug 17th, 20 16

Signature: *James Petrauskaitis*
Grantor or Agent

Subscribed and sworn to before me
by the said James Petrauskaitis
this 17th day of Aug, 2016
Notary Public *[Signature]*

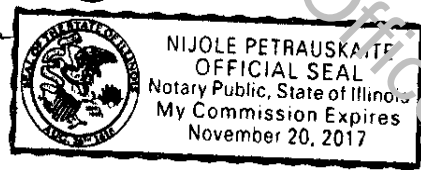


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Aug 17th, 20 16

Signature: *James Petrauskaitis*
Grantee or Agent

Subscribed and sworn to before me
By the said James Petrauskaitis
This 17th day of Aug, 2016
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.)