

UNOFFICIAL COPY



QUITCLAIM DEED
Statutory (Illinois)

Doc# 1627247071 Fee \$42.00
RHSP Fee: \$9.00 PRF Fee \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/28/2016 01:55 PM Pg: 1 of 3

40027010 [Signature]
p. 38

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RECORDER'S STAMP

THE GRANTOR(s), **JCA Fund 11, LLC Series 5052**, 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), **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 as 5052 W. Wellington Avenue, Chicago, Illinois, legally described as:

The West 30.25 feet of the East 60.50 feet of Lot 6 in Block 12 in Heilds Subdivision of Blocks 1, 2, 3, 4, 5, 6, 9, 10, 11 and 12 in Falconer's addition to Chicago, a Subdivision of the North 1/2 of the Northeast 1/4 of Section 28, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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

Permanent Real Estate Index Number(s): 13-28-213-022-0000

Property Address: 5052 W. Wellington Avenue, Chicago, Illinois 60641

Dated this 17th day of August, 2016

Signature(s) of Grantor(s):

JCA Fund 11, LLC Series 5052,
an Illinois limited liability company

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

REAL ESTATE TRANSFER TAX		12-Sep-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-28-213-022-0000 20160901655220 0-098-409-280		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		12-Sep-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-28-213-022-0000 20160901655220 0-028-392-256		

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STATEMENT BY GRANTOR AND GRANTEE

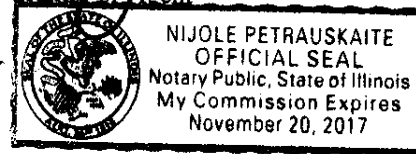
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Subscribed and sworn to before me
by the said JAMES ATHANASOPOULOS
this 17th day of Aug, 20 16
Notary Public _____



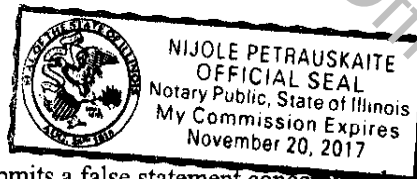
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Signature: _____

James Athanasopoulos
Grantee or Agent

Subscribed and sworn to before me
By the said JAMES ATHANASOPOULOS
This 17th 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.)