UNOFFICIAL COM

QUITCLAIM DEED

Statutory (Illinois)

40027610 (10)

Doc# 1627247071 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 01:55 PM Pg: 1 of 3

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 QUIT CLAIM(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 ½ of the Northeast ¼ of Section 28, Township 40 North, Range 13 East of the Third a runcipal 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 606 11

Dated this 17th day of August, 2016

Signature(s) of Grantor(s):

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

Name: James Athanasopoulos
Title: Anthorized Signatory

REAL ESTATE TRAN	SFER TAX	XC.
	CHICAGO: CTA:	12-Sep-2016 0.00 0.00 0.00 *
13-28-213-022-0000 * Total does not include	I 20160901655220 any applicable penalt	0-098-409-280 by or interest due.

REAL ESTATE TRANSFER TAX	

TRANSFER TAX	(
	COUNTY:	2-Sep-2016
	ILLINOIS:	0.00
13-28-213-022-0000	TOTAL:	0.00
20000 20	0160901655333	0.00
	0-028	392 250

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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.

My commission expires

NIJOLE PETRAUSKAITE Commission Expires November 20, 2017

Exempt under provisions of the Real Estate Transter Tax Code, 35 ILCS 200/31-45 (E). Ta.

Olympia Clarks
Office

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

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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 tite to real estate under the laws of the State of Illinois.

of the real estate under the laws of the	State of Illinois.		
Dated Aline 17th	, 20 /6		
00-0		\antittamalas	
0.	Signature:	June 7	
	Granto	or Agent	
Subscribed and swim to before me	A THE BOY	NIJOLE PETRAUSKAITE	
by the said JAMES ATHANAS	POULS, SE	OFFICIAL SEAL	
this / togoday of , + Q , 20 U		Notary Public, State of Illinois My Commission Expires	
Notary Public		November 20, 2017	

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 old 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.

Signature:

Subscribed and sworn to before me

By the said JAMES ATHANA JOLOGY

Notary Public, State of Illinois

My Commission Expires

November 20, 2017

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.)