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QUITCLAIM DEED

Statutory (Illinois)

Doc# 1627247078 Fee \$42.00
RHSP Fee: \$9.00 RPRF Fee \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/28/2016 03:22 PM Pg: 1 of 3

GT
40027610 P201
P.41

RECORDER'S STAMP

THE GRANTOR(s), **JCA Fund 11, LLC**, 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 8342 South Kenwood Avenue, Chicago, Illinois, legally described as:

Lot 59 in J. E. Merrion's Marynook, a subdivision of part of the West 1/2 of the southeast 1/4 of Section 35, Township 38 North, Range 14, 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): 20-35-419-020-0000

Property Address: 8342 South Kenwood Avenue, Chicago, Illinois 60619

Dated this 17th day of August, 2016

Signature(s) of Grantor(s):

JCA Fund 11, LLC,
an Illinois limited liability company

By: *James Athanasopoulos*
Name: James Athanasopoulos
Title: Authorized Signatory

REAL ESTATE TRANSFER TAX		12-Sep-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-35-419-020-0000 20160901655249 0-42-522-176		
* Total does not include any applicable penalty or interest due.		

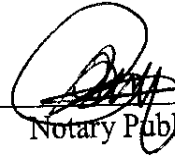
REAL ESTATE TRANSFER TAX		12-Sep-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-35-419-020-0000 20160901655249 1-571-896-128		

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STATE OF ILLINOIS }
 }
 } SS
COUNTY OF COOK }

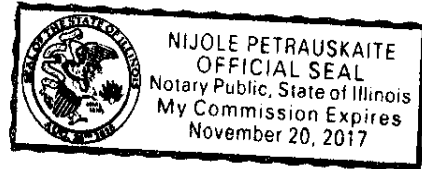
I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT James Athanasopoulos is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they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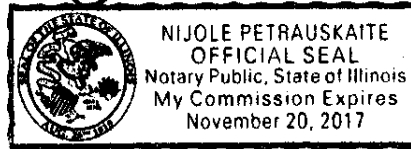
STATEMENT BY GRANTOR AND GRANTEE

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 Athanasopoulos*
Grantor or Agent

Subscribed and sworn to before me by the said James Athanasopoulos this 17th day of Aug, 20 16
Notary Public *[Signature]*

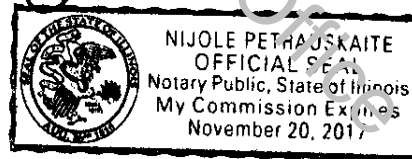


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

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