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Doc#: 1634418025 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/09/2016 10:00 AM Pg: 1 of 5

Dec ID 20161101677073
ST/CO Stamp 1-530-693-824 ST Tax \$49.00 CO Tax \$24.50

GIT

4002889211

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

JVA IL, LLC
626 W Randolph Street, Suite 1
Chicago, IL 60661

QUIT CLAIM DEED

THIS INDENTURE made this 31st day of October, 2016, between **Bank of America, National Association**, hereinafter ("Grantor"), and, **JVA IL, LLC**, whose mailing address **626 W Randolph Street, Suite 1, Chicago, IL 60661** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of **Forty Eight Thousand Seven Hundred Seventy Eight Dollars and 00/100 (\$48,778.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, does REMISE, RELEASE, QUIT CLAIM unto the Grantees FOREVER, the real property situated in the County of **Cook** and State of **Illinois** and more particularly described on Exhibit A and known as **3517 212th Place, Matteson, IL 60443**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

REAL ESTATE TRANSFER TAX

06-Dec-2016



COUNTY:	24.50
ILLINOIS:	49.00
TOTAL:	73.50

31-23-404-011-0000 | 20161101677073 | 1-530-693-824

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Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Property of Cook County Clerk's Office

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Executed by the undersigned on October 31st, 2016:

GRANTOR:

Bank of America, National Association

By: Rebekah Matthews 10-31-16
Name: Rebekah Marie Matthews
Title: Assistant Vice President (AVP)

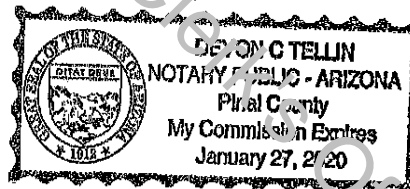
STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on October 31st, 2016 by Rebekah Marie Matthews its Assistant Vice President on behalf of **Bank of America, National Association**, who is known to me or has produced driver license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Given under my hand and official seal, this 31st day of October, 2016.

Commission expires 1-27, 2020
Notary Public

Devon C Tellin 10-31-16
Notary



SEND SUBSEQUENT TAX BILLS TO:

JVA IL, LLC
626 W Randolph Street, Suite 1
Chicago, IL 60661

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Exhibit A
Legal Description

LOT 42 IN JOSEPH W. O'CONNORS MAIN STREET ADDITION TO MATTESON, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (BEING A PART OF LOT 24) IN SECTION 23, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED ON NOVEMBER 14, 1951 AS DOCUMENT NUMBER 15216462 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 31-23-404-011-0000

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Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.