

UNOFFICIAL COPY

Doc#. 1701739015 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/17/2017 10:06 AM Pg: 1 of 3

Dec ID 20170101600706
ST/CO Stamp 0-465-581-248 ST Tax \$767.00 CO Tax \$383.50

GIT

40029250

WARRANTY DEED

The GRANTOR, **JVA IL LLC**, an Illinois limited liability company of 626 West Randolph, Suite 1, Chicago, Illinois 60661, for and in consideration of TEN and no/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY AND WARRANT in fee simple unto **Caraleen E. Boyd**,* of Chicago, Illinois, GRANTEE, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

* A married woman


SEE ATTACHED EXHIBIT "A"

Subject to general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any.

TO HAVE AND TO HOLD said premises forever.

Dated as of this 12th day of January, 2017.

JVA IL, LLC,
An Illinois limited liability company,

By: 
Name: James Athanasopoulos
Title: Authorized Signatory

UNOFFICIAL COPY

State of Illinois)

County of Cook)

On January 12th, 2017, before me, Nijole Petrauskaite, a Notary Public in and for said County and State, personally appeared James Athanasopoulos, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same as their free and voluntary act as for the uses and purposes therein set forth.

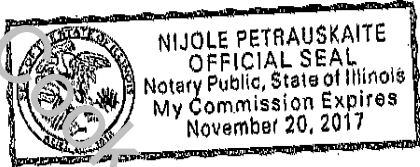
Given under my hand and official seal, this 12th day of January, 2017.





Notary public

1/20/17

Commission expires



REAL ESTATE TRANSFER TAX		13-Jan-2017
	COUNTY:	383.50
	ILLINOIS:	767.00
	TOTAL:	1,150.50
04-13-17-019-0000		20170101600706 0-465-581-248

MAIL DEED TO AND SEND TAX BILL TO:

Caraluen E. Boyd
350 Sunset Drive
Northfield, IL 60093

PREPARED BY:

James C. Athanasopoulos, Esq.
626 W. Randolph, Suite 1
Chicago, IL 60661

Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

ADDRESS: 350 Sunset Drive, Northfield, IL 60062

PIN: 04-13-117-019-0000

LEGAL: Lot 52 in William H. Britigan's Sunset Ridge Golf Club Addition, being a Subdivision in the Northwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of Section 13, Township 42 North, Range 12, East of the Third Principal Meridian, deed recorded July 31, 1925 as document 8992112, in Cook County, Illinois.

Property of Cook County Clerk's Office