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1704641043D

Doc# 1704641043 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/15/2017 11:27 AM PG: 1 OF 3

WARRANTY DEED

The GRANTOR, **JB Real Estate Fund LLC Series 1620**, 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 **Randy Nixon** and **Jessica Staff**,* of Chicago, Illinois, GRANTEE, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

** Husband and wife, not as tenants in common, nor as Joint Tenants, but as TENANTS BY THE ENTIRETY*

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.

FIDELITY NATIONAL TITLE CH16039119
102

TO HAVE AND TO HOLD said premises forever.

Dated as of this 17th day of January, 2017.

JB Real Estate Fund LLC Series 1620,
A Delaware limited liability company,

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

REAL ESTATE TRANSFER TAX	31-Jan-2017
CHICAGO:	2,613.75
CTA:	1,045.50
TOTAL:	3,659.25 *

13-31-323-021-0000 | 20170101601347 | 0-210-205-888

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	31-Jan-2017
COUNTY:	174.25
ILLINOIS:	348.50
TOTAL:	522.75

13-31-323-021-0000 | 20170101601347 | 0-587-062-464

SPS
SC
INT

BOX 15

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State of Illinois)

County of Cook)

On January 17th, 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.

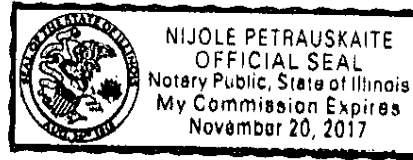
Given under my hand and official seal, this 17th day of January, 2017.

Notary public



Commission expires

11/20/17



MAIL DEED TO AND SEND TAX BILL TO:
Randy Nixon / Jessica Staff
1620 N. Sayre
Chicago, IL 60677

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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EXHIBIT "A"

ADDRESS: 1620 N. Sayre Ave, Chicago, IL 60707

PIN: 13-31-323-021-0000

LEGAL: Lot 25 in Madsen's North of Oak Park Subdivision, being a Subdivision in the Southwest $\frac{1}{4}$ of Section 31, Township 40 North, Range 13, East of the Third Principal Meridian, according to plat thereof recorded June 22, 1921 as document 7181567, in Cook County, Illinois.

Property of Cook County Clerk's Office