

GIT 4002 9983
EG 8/31
QUITCLAIM DEED
Statutory (Illinois)
parcel 12
GIT

UNOFFICIAL COPY

17068570500
Doc# 1706857050 Fee \$44.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 03/09/2017 10:42 AM PG: 1 OF 4

RECORDER'S STAMP

THE GRANTOR(s), **JCA Fund 11 LLC**, an Illinois limited liability company of 626 W. Randolph Street, Suite 1, Chicago, 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:

Lot 7 in Mutual Builders Subdivision, being a Resubdivision of Lot 7 in Van Vurens Subdivision in the East Half of the Northeast Quarter of Section 15, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof registered in the office of the Registrar of Title of Cook County, Illinois, on April 15, 1955, as document number 158597 and certificate of correction there of registered as document number 1593244.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


Permanent Real Estate Index Number(s): 29-15-214-052-0000



Property Address: 15532 Gouwens Lane, South Holland, Illinois 60473

Dated this 11th day of November, 2016

Signature(s) of Grantor(s):

JCA Fund 11 LLC,
An Illinois limited liability company


By: James Athanasopoulos
Title: Authorized Signatory

REAL ESTATE TRANSFER TAX		24-Feb-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
29-15-214-052-0000 20170201614346 0-784-167-616		



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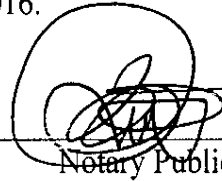
STATE OF ILLINOIS

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} SS
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COUNTY OF COOK

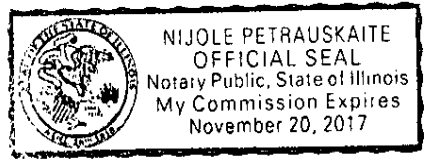
I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT James Athanasopoulos is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they 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 11th day of November, 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).

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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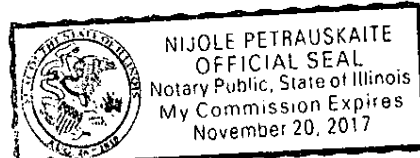
STATEMENT BY GRANTOR AND GRANTEE

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 Nov. 18, 2016

Signature: *James Athanasopoulos*
Grantor or Agent

Subscribed and sworn to before me
By the said James Athanasopoulos
This 18th day of Nov, 2016
Notary Public *[Signature]*

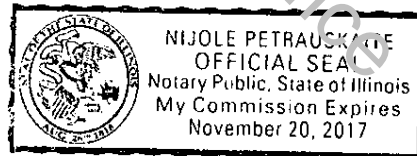


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date Nov. 18, 2016

Signature: *James Athanasopoulos*
Grantee or Agent

Subscribed and sworn to before me
By the said James Athanasopoulos
This 18th day of Nov, 2016
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **JCA Fund 11, LLC**
Mailing Address: **626 W. Randolph St, Ste 1, Chicago , IL 60661**
Telephone No.: **N/A**
Attorney or Agent: **Dan Tse**
Telephone No.: **312-909-2350**
Fax No. **N/A**
Property Address: **15532 Gouwens Ln.
South Holland, IL 60473**
Property Index Number (PIN): **29-15-214-052-0000**
Water Account Number: **0040007000**
Date of Issuance: **11/30/16**

State of Illinois)
County of Cook)
This instrument was acknowledged before
me on December 30, 16 by
Michelle R Liddell
Michelle R Liddell
(Signature of Notary Public)
(SEAL)

VILLAGE OF SOUTH HOLLAND
By: *Bedee Harris*
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.