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Doc# 1708845063 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/29/2017 12:27 PM PG: 1 OF 3

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 **Dan Latino** of Chicago, Illinois, GRANTEE, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

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 15th day of February, 2017.

JVA IL, LLC,
An Illinois limited liability company,

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

STABILITY NATIONAL TITLE CH16039688

112

RWOK

REAL ESTATE TRANSFER TAX 07-Mar-2017



COUNTY:	140.00
ILLINOIS:	280.00
TOTAL:	420.00

13-24-127-038-0000 | 20170201609385 | 1-524-173-504

REAL ESTATE TRANSFER TAX

07-Mar-2017



CHICAGO:	2,100.00
CTA:	840.00
TOTAL:	2,940.00

13-24-127-038-0000 | 20170201609385 | 0-718-867-136

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

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State of Illinois)

County of Cook)

On February 15th, 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.

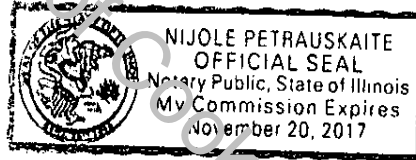
Given under my hand and official seal, this 15th day of February, 2017.

[Handwritten signature]

Notary public

11 / 20 / 17

Commission expires



MAIL DEED TO AND SEND TAX BILL TO:

DAN LATINO
3409 N PAULINA
CHICAGO IL 60657

PREPARED BY:

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

County Clerk's Office

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EXHIBIT "A"

ADDRESS: 3000 W. ADDISON STREET, CHICAGO, IL 60618

PIN: 13-24-127-038-0000

LEGAL: LOT 29 (EXCEPT THE WEST 5 FEET THEREOF) IN BLOCK 8 IN THE SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office