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QUITCLAIM DEED Statutory (Illinois)



Doc# 1709729056 Fee \$42.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 04/07/2017 12:15 PM PG: 1 OF 3

RECORDER'S STAMP

THE GRANTOR(s), **JCA Fund 11 LLC Series 308**, an Illinois limited liability company of 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 and legally described as:

Lot 19 in Block 83 in Village of Park Forest Area Number 5 a Subdivision of part of the East 1/2 of Section 35 and the West 1/2 of Section 36, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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

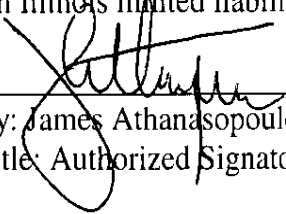
Permanent Real Estate Index Number(s): 31-35-406-019-0000

Property Address: 308 Seminole Street, Park Forest, IL 60466


Dated this 5th day of April, 2017

Signature(s) of Grantor(s):

JCA Fund 11 LLC Series 308,
An Illinois limited liability company


By: James Athanasopoulos
Title: Authorized Signatory

EXEMPTION APPROVED


SHEILA C. MCNAMEE
VILLAGE CLERK
VILLAGE OF PARK FOREST

Ru OK

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STATE OF ILLINOIS

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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 4th day of April, 2017



Notary Public

My commission expires ~~2/2/17~~ 8/15/19



NOTARY PUBLIC



Exempt under provisions of the Real Estate Transfer Tax Code, 35 ILCS 200/31-45

MAIL TO AND SEND TAX BILL TO:

JVA IL WC
111 S. WACKER DR
STE 4730
CHICAGO, IL 60606

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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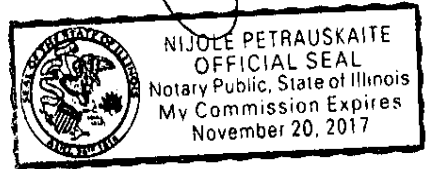
STATEMENT BY GRANTOR AND GRANTEE

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 April 4, 2017

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said James Athanasopoulos
This 4th day of April, 2017
Notary Public [Signature]

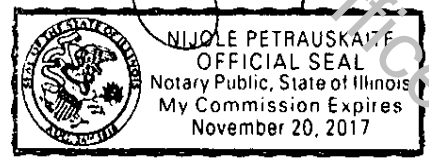


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 4, 2017

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said James Athanasopoulos
This 4th day of April, 2017
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.)