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Doc#: 1713215077 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/12/2017 10:36 AM Pg: 1 of 3

Dec ID 20170501653138
ST/CO Stamp 1-158-061-760 ST Tax \$190.00 CO Tax \$95.00

01146-50872

1810

STEWART TITLE
800 E. Diehl Road
Suite 180
Naperville, IL 60563

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, JBMM Investments, LLC, an Illinois Limited Liability Company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to Ivan Botnari and Diana Botnari, husband and wife, as Tenants by the Entirety, of the Village of Arlington Heights, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways 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: 03-30-104-007-0000
~~03-30-104-008-0000~~

Address of Real Estate: 1311 W. Oakton
Arlington Heights, IL 60004

Dated this 27th day of April, 2017.

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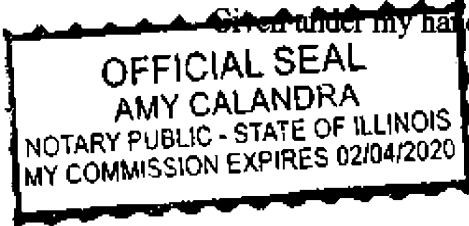
JBMM Investments, LLC an Illinois
Limited Liability Company

By: *Michael Simon*
Name: Michael Simon
Title: Member

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Simon, personally known to me to be the Member of JBMM Investments, LLC, are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 27 day of April, 2017.



Amy Calandra
Notary Public

My commission expires on FEB. 4, 2020

Prepared By:
Christopher B. Titcomb, Esq.
2220 West North Avenue
Chicago, Illinois 60647

Mail To:
Peter Janer
466 Central Ave
Suite 34
Northfield IL
60093

Name & Address of Taxpayer:
Ivan Botkovi
1311 W. Oakton
Arlington Heights IL
60004

REAL ESTATE TRANSFER TAX		11-May-2017
	COUNTY:	95.00
	ILLINOIS:	190.00
	TOTAL:	285.00

03-30-104-007-0000 | 20170501653136 | 1-158-061-760

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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01146-50872

Lots 7 and 8 in Block 5 in Arlington Park, a Subdivision of the North 1/2 of the North West 1/4 (except the North 25 feet thereof) of Section 30, Township 42 North, Range 11, East of Third Principal Meridian, lying North Easterly of the Northerly line of the Right of way of the Chicago and Northwestern Railroad Company, in Cook County, Illinois.

PIN: 03-30-104-008-0000