

UNOFFICIAL COPY

QUIT CLAIM DEED Statutory (Illinois)



17145340430

Doc# 1714534043 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/25/2017 11:27 AM PG: 1 OF 3

Above Space for Recorder's Use Only

THE GRANTOR(S) **JA Capital Management, LLC**, of Chicago, County of Cook, State of Illinois for the consideration of **ONE AND 00/100 DOLLARS**, and other good and valuable considerations in hand paid, **CONVEYS** and **QUIT CLAIMS** to the GRANTEE: **JB Real Estate Fund, LLC Series 1651**, a Delaware Limited Liability Company, all interest in the following described Real Estate, the real estate situated in **Cook County, Illinois**, commonly known as **1651 N. Paulina Street, Chicago, IL 60622**, legally described as:

LOT 20 IN THE SUBDIVISION OF THE NORTHWEST 1/4 OF BLOCK 25 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, 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: 17-31-430-004-0000
Address of Real Estate: 1651 N. Paulina St., Chicago, IL 60622

DATED this: 12th day of April, 2017

Signature of Grantor(s):

JA Capital Management, LLC

By: James C. Athanasopoulos
Authorized Signatory

State of Illinois

County of Cook

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James C. Athanasopoulos, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she or he signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12th day of April, 2017

Commission expires Mar 26th, 2019

NOTARY PUBLIC

OFFICIAL SEAL
YASIR MALIK
Notary Public - State of Illinois
My Commission Expires Mar 26, 2019

CCRD REVIEW R

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45, OF THE REAL ESTATE TRANSFER TAX LAW. (35 ILCS 200/31-45)


UNOFFICIAL COPY

MAIL TO:

JB Real Estate Fund, LLC Series 1651
626 West Randolph
Suite 1
Chicago, IL 60661



SEND SUBSEQUENT TAX BILLS TO:

JCA Fund II, LLC Series 1651
626 West Randolph Street
Suite 1
Chicago, IL 60661

REAL ESTATE TRANSFER TAX		25-May-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-31-430-004-0000 | 20170501661373 | 0-063-072-704

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

REAL ESTATE TRANSFER TAX		25-May-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-31-430-004-0000 | 20170501661373 | 1-343-580-608

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the 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 real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the law of the State of Illinois.

Dated: April 12, 2017

Signature: _____

Subscribed to and sworn before me on this 12th day of April, 2017

Notary Public

OFFICIAL SEAL
YASIR MALIK
Notary Public - State of Illinois
My Commission Expires Mar 26, 2019

The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the 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 real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the law of the State of Illinois.

Dated: April 12, 2017

Signature: _____

Subscribed to and sworn before me on this 12th day of April, 2017

Notary Public

OFFICIAL SEAL
YASIR MALIK
Notary Public - State of Illinois
My Commission Expires Mar 26, 2019

NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY OF A GRANTOR OR GRANTEE SHALL BE GUILTY OF A CLASS C 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)