

UNOFFICIAL COPY

(3) (10)

SPECIAL WARRANTY DEED

GIT 400 32273 (1, 12, 14, 19, 22, 28, 35 92)

THIS AGREEMENT, made this 28th day of June, 2017, between JVA IL, LLC, an Illinois limited liability company, 111 South Wacker Drive, Suite 4730, Chicago, Illinois 60606, party of the first part, and, JVA TWO, LLC, Delaware limited liability company, 111 South Wacker Drive, Suite 4730, Chicago, Illinois 60606 party of the second part, Witnesseth, that, party of the first part, for and in consideration of TEN and no/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY into the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, known and described as follows, to wit:



Doc# 1724318095 Fee \$52.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/31/2017 03:02 PM PG: 1 OF 8

EXEMPTION APPROVED

Stella C. McNamee VILLAGE CLERK VILLAGE OF PARK FOREST

SEE EXHIBIT A

Subject to: general real estate taxes, zoning and building laws or ordinances, all rights, easements, restrictions, matters, conditions and reservations of record, and utility easements and building setback lines of record.

Together with all and singular, the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any matter encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to only the matters contained herein but not otherwise.

Dated this 28th day of June, 2017.

JVA IL, LLC, an Illinois limited liability company

By: Name: James Athanasopoulos Title: Authorized Signatory

EXEMPTION APPROVED

DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

Cheryl Scott

EXEMPT UNDER PROVISIONS OF PARAGRAPH 2, SEC. 4 OF THE REAL ESTATE TRANSFER ACT

DATE 6/28/17 BY [Signature]

SN 7 P 7 S 7 SC Y INT

7-18-17

City of Country Club Hills EXEMPT Real Estate Transfer Stamp

7-18-17

City of Country Club Hills EXEMPT Real Estate Transfer Stamp

BZ D11

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REAL ESTATE TRANSFER TAX

14-Aug-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

28-16-110-010-0000

| 20170801606332 | 1-117-750-208

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
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Property of Cook County Clerk's Office

EXEMPTION APPROVED  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

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State of Illinois,

County of Cook, ss.

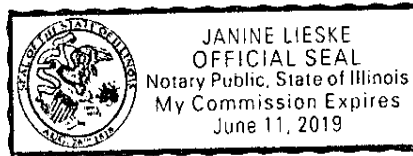
On June 28<sup>th</sup>, 2017, before me, Janine Lieske, a Notary Public in and for said County and State, personally appeared James Athanasopoulos, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Given under my hand and official seal, this 28th day of June, 2017.

Janine Lieske  
NOTARY PUBLIC

6-11-2019  
COMMISSION EXPIRES

PREPARED BY:



Law Office  
111 S. Wacker Drive Suite 4730  
Chicago, IL, 60606

AFTER RECORDING, RETURN TO AND  
SEND TAX BILLS TO:

JVA TWO, LLC  
111 S. Wacker Drive Suite 4730  
Chicago, IL, 60606

**REAL ESTATE TRANSFER TAX**

51527 7.14.17  
   
Calumet City • City of Homes \$ 50

**REAL ESTATE TRANSFER TAX**

51529 7.14.17  
   
Calumet City • City of Homes \$ 50

**EXEMPTION APPROVED**  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

*Cheyl Scott*

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## EXHIBIT "A"

PARCEL 92:

LEGAL DESCRIPTION:

LOT 45 IN CRESCENT GREEN, BEING A SUBDIVISION OF LOT 2 (EXCEPT THE NORTH 100.00 FEET OF THE EAST 100.00 FEET THEREOF), THE SOUTH 317.00 FEET OF LOT 3 AND ALL OF LOT 4 IN ARTHUR T. MCINTOSH AND COMPANY'S 155TH STREET FARMS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 5308 CRESCENT GREEN DRIVE, OAK FOREST, IL 60452

PIN: 28-16-110-010

PARCEL 1:

LEGAL DESCRIPTION:

LOT 19 IN BLOCK 16 IN VILLAGE OF PARK FOREST AREA NUMBER 2, BEING A SUBDIVISION IN SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED OCTOBER 31, 1950 AS DOCUMENT 14940341 IN COOK COUNTY, ILLINOIS

ADDRESS: 10 APPLE LANE, PARK FOREST, IL 60466

PIN: 31-36-416-020

PARCEL 12:

LEGAL DESCRIPTION:

LOT 140 IN GOLD COAST MANOR UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1355 BALMORAL AVENUE, CALUMET CITY, IL 60409

PIN: 30-19-222-019

EXEMPTION APPROVED  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

*Cheryl Scott*

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PARCEL 14:

LEGAL DESCRIPTION:

LOT 4 IN GEOFFREY ADAMS SUBDIVISION, THE NORTH 136.91 FEET OF THE SOUTH 186.91 FEET AS MEASURED ALONG THE WEST LINE OF THAT PART OF THE EAST 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE WESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY (FORMERLY CHICAGO NORTHERN RAILWAY COMPANY), IN COOK COUNTY, ILLINOIS.

ADDRESS: 140 GLENVIEW ROAD, GLENVIEW, IL 60025

PIN: 05-31-305-096

PARCEL 19:

LEGAL DESCRIPTION:

LOT 32 (EXCEPT THE NORTH 2 FEET THEREOF) IN BLOCK 4 IN GOLD COAST ADDITION, BEING A SUBDIVISION OF PARTS OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1926 AS DOCUMENT NUMBER 9326191, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1475 FOREST AVENUE, CALUMET CITY, IL 60409

PIN: 30-20-307-050

PARCEL 22:

LEGAL DESCRIPTION:

TRACT A: UNIT NUMBER 1541-3 IN MONROE HOUSE CONDOMINIUM FORMERLY KNOWN AS THE NORWAY HOUSE II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 2 IN O. C. BRAESSE'S SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25300018 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**EXEMPTION APPROVED**  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

*Cheryl Scott*

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TRACT B: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-14, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 25300018.

ADDRESS: 1541 MONROE AVENUE, UNIT 3, RIVER FOREST, IL 60305

PIN: 15-01-202-030-1018

PARCEL 28:

LEGAL DESCRIPTION:

LOT 91 IN J.E. MERRION'S SECOND NOB HILL ADDITION TO COUNTRY CLUB HILLS, A RESUBDIVISION OF CERTAIN LOTS AND VACATED STREETS IN J. E. MERRION'S NOB HILL ADDITION TO COUNTRY CLUB HILLS ALL IN WEST 3/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 16936 GLEN OAKS DRIVE, COUNTRY CLUB HILLS, IL 60478

PIN: 28-26-111-046

PARCEL 35:

LEGAL DESCRIPTION:

LOT 267 IN BLOCK 27 IN WINSTON PARK UNIT 5, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND ALSO OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 17, 1972 AS DOCUMENT NO. 21810812 AND REGISTERED JANUARY 26, 1972 AS DOCUMENT NO. LR 2604946 AND CERTIFICATE OF CORRECTION REGISTERED ON SEPTEMBER 6, 1972 AS DOCUMENT NO. LR 2646492 IN COOK COUNTY, ILLINOIS.

ADDRESS: 17720 DEVON DRIVE, COUNTRY CLUB HILLS, IL

60478

**EXEMPTION APPROVED**

DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

*Cheyl Scott*

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PIN: 28-35-106-006

**COOK COUNTY  
RECORDER OF DEEDS**

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**COOK COUNTY  
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**COOK COUNTY  
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

**EXEMPTION APPROVED  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST**

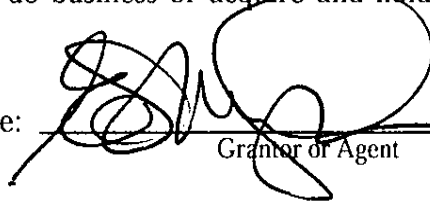
*Cheyl Scott*

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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 and hold title to real estate under the laws of the State of Illinois.

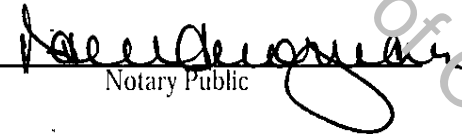
Dated 10-28, 17

Signature:  \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_

this 28<sup>th</sup> day of June

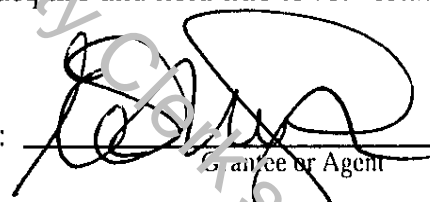
2017

  
\_\_\_\_\_  
Notary Public



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 and hold title to real estate under the laws of the State of Illinois.

Dated 10-28, 17

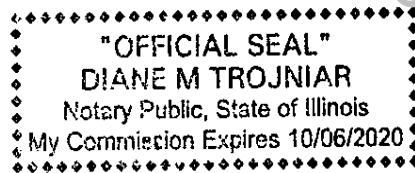
Signature:  \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_

this 28<sup>th</sup> day of June

2017

  
\_\_\_\_\_  
Notary Public



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.]

**EXEMPTION APPROVED**  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

