

GIT

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17243180980

Doc# 1724318098 Fee \$54.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/31/2017 03:05 PM PG: 1 OF 9

SPECIAL WARRANTY DEED

13

40032273

(4, 7, 24, 41, 44, 67, 68, 84)

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 unto 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:

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

S N
P 8 96
S _____
SC _____
INT _____

"EXEMPT UNDER PROVISIONS OF
PARAGRAPH e, SEC. 4 OF THE
REAL ESTATE TRANSFER ACT
DATE 6/28/17 BY [Signature]

CCRD REVIEW [Signature]

REAL ESTATE TRANSFER TAX

UNOFFICIAL COPY

4-Aug-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

08-32-210-014-0000 | 20170801606190 | 0-673-240-512

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

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State of Illinois,

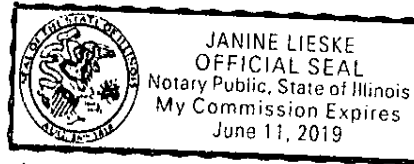
County of Cook, ss.

On June 28th, 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

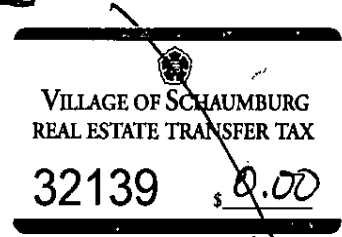
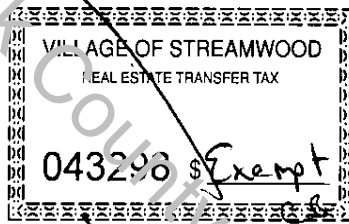


PREPARED BY:

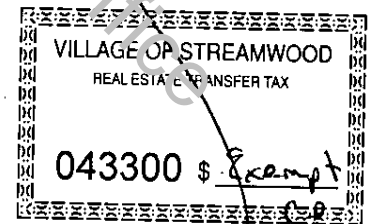
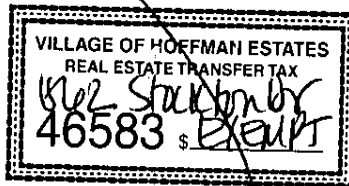
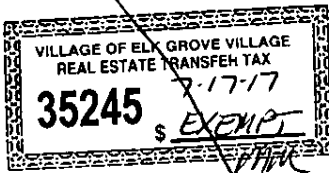
Law Office
111 S. Wacker Drive Suite 4730
Chicago, IL, 60606

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



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EXHIBIT "A"

PARCEL 84:

LEGAL DESCRIPTION:

LOT 3275 IN ELK GROVE VILLAGE SECTION 10, BEING A SUBDIVISION IN SECTIONS 28, 29, 32 AND 33, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON MAY 16, 1961 AS DOCUMENT NO. 18163672 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON MAY 22, 1961 AS DOCUMENT NO. LR1978779 IN COOK COUNTY, ILLINOIS.

ADDRESS: 44 KENNEDY BOULEVARD, ELK GROVE VILLAGE, IL 60007

PIN: 08-32-210-014

PARCEL 67:

LEGAL DESCRIPTION:

LOTS 23 AND 24 IN BLOCK 11 IN KEENEY'S 1ST ADDITION TO COLUMBIA HEIGHTS IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 14, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 3244 GREEN STREET, STEGER, IL 60475

PIN: 32-32-417-059

PARCEL 68:

LEGAL DESCRIPTION:

LOT 61 IN SCHULTZ PARK, BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS JUNE 1, 1927 AS DOCUMENT NUMBER 9670688, IN COOK COUNTY, ILLINOIS.

ADDRESS: 3425 SOUTH SCHULTZ DRIVE, LANSING, IL 60438

PIN: 30-32-328-001

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PARCEL 4:

LEGAL DESCRIPTION:

LOT 97 IN THE FAIR OAKS UNIT NUMBER 3, BEING A SUBDIVISION OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 1960 AS DOCUMENT 17859491, IN COOK COUNTY, ILLINOIS.

ADDRESS: 105 SHADYWOOD LANE, STREAMWOOD, IL 60107

PIN: 06-22-210-006

PARCEL 7:

LEGAL DESCRIPTION:

LOT 18 IN BLOCK 5 IN SOUTH LAWN ADDITION TO CALUMET CITY, A RESUBDIVISION OF BLOCKS 5 TO 16, BOTH INCLUSIVE, AND VACATED STREETS IN INGRAM'S ADDITION TO HEGEWISCH, BEING A SUBDIVISION OF THE EAST 82.24 ACRES OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE RIGHT OF WAY OF THE SOUTH CHICAGO AND SOUTHERN RAILROAD COMPANY AND THE RIGHT OF WAY OF THE HAMMOND BELT RAILROAD COMPANY) IN COOK COUNTY, ILLINOIS.

ADDRESS: 1150 WEST HERBERT BRECLAW DRIVE, CALUMET CITY, IL 60409

PIN: 30-07-121-018

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PARCEL 64:

LEGAL DESCRIPTION:

UNIT 25-83-R-V-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TOWNE PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 88346044, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 306 GLASGOW LANE, UNIT V2, SCHAUMBURG, IL 60194

PIN: 07-19-218-015-1372

PARCEL 41:

LEGAL DESCRIPTION:

UNIT 3283 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS; IN CONDOMINIUM OF BARRINGTON SQUARE NUMBER 1, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 21816711, AS AMENDED FROM TIME TO TIME, IN PARTS OF THE NORTHEAST 1/4 OF SECTION 7, AND THE WEST 1/2 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1862 STOCKTON DRIVE UNIT 3283, HOFFMAN ESTATES, IL 60169

PIN: 07-08-102-023-1111

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Parcel 24:

Parcel A: Lot 6363 in Woodland Heights East, being a Resubdivision of Lots 6268, 6269 and 6270 of Woodland Heights Unit 13, a Subdivision in Section 25, Section 26, Section 35 and Section 36, Township 41 North, Range 9, East of the Third Principal Meridian, in the Village of Streamwood, Cook County, Illinois.

Parcel B: Easements appurtenant to and for the benefit of parcel A as set forth and defined in the declaration of easements recorded as Document No. 21397105, as amended for Ingress and Egress, all in Cook County, Illinois.

For informational purposes only: Commonly known as 1555 McKool Avenue, Streamwood, IL; 60107

PIN No. 06-25-316-030

Property of Cook County Clerk's Office

plb

Village of Lansing

UNOFFICIAL COPY

Patricia Eidam
Mayor



Office of the Treasurer

Arlette Fryc
Treasurer

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: JVA IL LLC
111 S Wacker Drive #4730
Chicago, IL 60606

Telephone: 312-494-3812

Attorney or Agent: Charlie Doerr
Telephone No.: 312-515-7836

Property Address: 3425 S Schultz Drive
Lansing, IL 60438

Property Index Number (PIN): 30-32-328-001-0000

Water Account Number: 305 1500 00 04

Date of Issuance: July 14, 2017

(State of Illinois)
(County of Cook)

This instrument was acknowledged before
me on July 14, 2017 by
Karen Giovane.

VILLAGE OF LANSING

By: Arlette Fryc
Village Treasurer or Designee

Karen Giovane

(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

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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 6-28, 17 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Erin Jensen
this 28th day of June
2017.

[Signature]
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 6-28, 2017 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Erin Jensen
this 28th day of June
2017.

[Signature]
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.]