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Doc# 1724318104 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 03:10 PM PG: 1 OF 8

GIT SPECIAL WARRANTY DEED

40032273 (40,82,104,113,114,135)

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

SN 769 S 5 SCY INT

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


DATE 8/17 BY [Signature]

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH 1 OF THE BERWYN CITY CODE SEC. 888.06 AS A REAL ESTATE TRANSACTION DATE 7-10-17

B2 D3

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REAL ESTATE TRANSFER TAX 17-Aug-2017

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-28-106-036-0000 | 20170701691550 | 1-872-700-352

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

REAL ESTATE TRANSFER TAX 17-Aug-2017

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

13-28-106-036-0000 | 20170701691550 | 0-530-523-072

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
111 N. WASHINGTON ST.
CHICAGO, IL 60602
TEL: 312.603.4000
WWW.COOKCOUNTYCLERK.COM

UNOFFICIAL COPY

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.

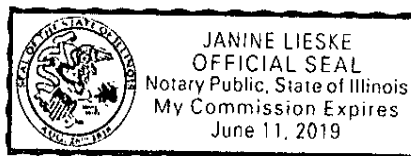
Given under my hand and official seal, this 28th day of June, 2017.

Janine Lieske
NOTARY PUBLIC

6-11-19
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

Property of Cook County Clerk's Office

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EXHIBIT "A"

✓ PARCEL 40:

LEGAL DESCRIPTION:

THE NORTH 32.5 FEET OF LOT 1 IN BLOCK 6 IN LANSING MEADOWS, A SUBDIVISION OF (EXCEPT THE SOUTH 264 FEET OF THE WEST 645 FEET) AND (EXCEPT THE SOUTH 125 FEET OF THE EAST 83 FEET) THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN.

ADDRESS: 13101 WILDWOOD AVENUE, LANSING, IL 60438

PIN: 30-31-221-062

PARCEL 135:

LEGAL DESCRIPTION:

LOT 37 IN BLOCK 2 IN CEPEK, CERMAK AND FRIEDL'S SUBDIVISION OF LOTS 2, 3, 6, 7 AND 10 OF KERFOOT'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 5310 WEST BARRY AVENUE, CHICAGO, IL 60641

PIN: 13-28-106-036

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PARCEL 114:

LEGAL DESCRIPTION:

UNIT 123 IN LOT 4 IN BREMENTOWNE ESTATES UNIT NUMBER 6 PHASE 2, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, ALSO OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DELINEATED ON SURVEY OF LOT 4 WHICH SURVEY IS ATTACHED AS EXHIBIT 'A-1' TO DECLARATION MADE BY BEVERLY BANK AS TRUSTEE UNDER TRUST NO. 83131 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 21860503 DATED APRIL 7, 1972 TOGETHER WITH AN UNDIVIDED 3.4009 PERCENT INTEREST IN THE SAID LOT 4, (EXCEPTION FROM SAID LOT 4, ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

ADDRESS: 7953 164TH COURT, TINLEY PARK, IL

PIN: 27-24-307-006-1027

PARCEL 104:

LEGAL DESCRIPTION:

UNIT 6643-2W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 6643-6645 WEST 19TH STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0636316077, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 6643 WEST 19TH STREET, UNIT 2W, BERWYN,

PIN: 16-19-410-042-1004

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PARCEL 113:

LEGAL DESCRIPTION:

LOT 6 AND THE EAST 20 FEET OF LOT 7 IN BLOCK 14 IN SUNDALE RIDGE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND ALSO PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED NOVEMBER 17, 1959 AS DOCUMENT NUMBER 17714668 AND FILED IN BOOK 549 OF PLATS, PAGE 819, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7801 174TH STREET, TINLEY PARK, IL 60477

PIN: 27-25-311-003 AND 27-25-311-009

PARCEL 82:

LEGAL DESCRIPTION:

UNIT 1618 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BOARDWALK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25120912, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 4343 NORTH CLARENDON AVENUE, UNIT 1618, CHICAGO, IL 6063

PIN: 14-16-300-032-1438

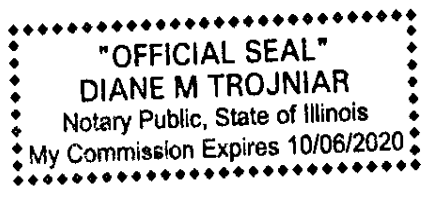
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STATEMENT BY GRANTOR AND GRANTEE

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, 2017 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Erin Jenner
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 Jenner
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.]



Office of the Treasurer

Arlette Frye
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 ILLC**
111 S Wacker Drive #4730
Chicago, IL 60606

Telephone: **312-949-5313**

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

Property Address: **18101 Wildwood Avenue**
Lansing, IL 60438

Property Index Number (PIN): **30-31-221-062-0000**

Water Account Number: **203 0461 00 02**

Date of Issuance: **July 18, 2017**

(State of Illinois)
(County of Cook)
This instrument was acknowledged before
me on July 18, 2017 by
Karen Giovane.

VILLAGE OF LANSING
By: *[Signature]*
Village Treasurer or Designee

[Signature] (Signature of Notary Public) **(SEAL)**
**OFFICIAL SEAL
KAREN GIOVANE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/25/2017**

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