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After Recording Return
JVA Three LLC
111 South Wacker Drive
Suite 4730
Chicago, IL 60606

This Instrument Prepared by:
Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
JVA Three LLC
111 South Wacker Drive
Suite 4730
Chicago, IL 60606

File #: OSLAW-07916

Doc# 1725513009 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/12/2017 09:29 AM PG: 1 OF 4

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 30 day of AUGUST, 2017, by and between JVA IL, LLC, whose address is 626 West Randolph, Suite 1, Chicago, IL 60661, hereinafter called GRANTORS, grant to JVA THREE LLC, a Delaware limited liability company, whose address is 111 South Wacker Drive, Suite 4730, Chicago, IL 60606, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTORS" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTORS, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Sellers to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Sellers make no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantors hereby covenant with said GRANTEE that the Grantors is lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said

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CCRD REVIEW 

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land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

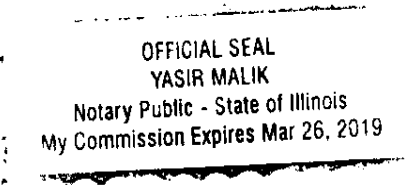
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first written above.

JVA IL, LLC

By: _____
By: JVA IL MANAGER, LLC
By: ATHANASOPOULOS LLC
By: JAMES ATHANASOPOULOS
Its Manager

STATE OF IL
COUNTY OF COOK

The foregoing instrument was hereby acknowledged before me this 30 day of AUGUST 2017, By: JAMES ATHANASOPOULOS, Its Manager By: JVA IL MANAGER, LLC, By: ATHANASOPOULOS LLC, By: JVA IL, LLC, who is personally known to me or who has produced _____, as identification, and who signed this instrument willingly.



Notary Public
My commission expires: Mar 26 2019

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**This instrument represents a transaction
exempt
under 35 ILCS 200/31-45(Paragraph E)
of the IL Real Estate Transfer Tax Act**

Signature
9/9/17
Date Signed

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EXHIBIT "A"

ADDRESS : 21301 JEFFREY DRIVE, MATTESON, COOK,IL 60443
PARCEL IDENTIFICATION NUMBER : 31-23-321-001-0000
CLIENT CODE : 07916

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 70 IN BUTTERFIELD CREEK SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1956 AS DOCUMENT NO. 116580163, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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 assignment of beneficial interest in land trust is either a. natural person, and 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 title to real estate under the laws of the State of Illinois.

Dated AUGUST 30TH, 20 17 Signature:

Grantor or Agent

Subscribed and sworn to before
Me by the said JAMES ATHANASOPOULOS
this 30 day of AUGUST,
20 17.

NOTARY PUBLIC

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

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 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.

Date AUGUST 30TH, 20 17 Signature:

Grantee or Agent

Subscribed and sworn to before
Me by the said JAMES ATHANASOPOULOS
This 30 day of AUGUST,
20 17.

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 identity of 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.)