

# UNOFFICIAL COPY

Doc#: 1734955041 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/15/2017 10:10 AM Pg: 1 of 2

**Warranty DEED**

Dec ID 20171201667995  
ST/CO Stamp 1-904-556-064 ST Tax \$348.00 CO Tax \$174.00  
City Stamp 0-516-888-608 City Tax: \$3,654.00

G/T  
410357A16 1/2

THE GRANTOR(S), JB Real Estate Fund LLC Series 6126, a Limited Liability Company, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant to ALBERTO MELGAR AND TRACY LIRA, as joint tenants with rights of survivorship, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 411 IN ALBERT J. SCHORSCH IRVING PARK BOULEVARD GARDENS TENTH ADDITION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** Covenants, conditions, easements and building lines of record, General taxes for year 2017 and subsequent years

Permanent Real Estate Index Number(s): 13-20-310-028-0000

Address(es) of Real Estate: 6126 West Newport Ave, Chicago, IL 60634

Dated this 11 day of DECEMBER, 2017

JVA IL, LLC

By: \_\_\_\_\_

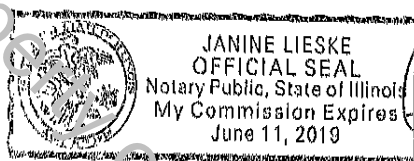
James Athanasopoulos

Authorized signatory of JB Real Estate Fund LLC Series 6126

**UNOFFICIAL COPY**STATE OF IL, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, James Athanasopoulos is personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 11 day of DECEMBER, 2017



*Janine Lieske* (Notary Public)

**Prepared By:** Athanasopoulos & Koleczek LLC  
111 S Wacker, Suite 4730  
Chicago, IL 60606

**Mail To:** Alberto Melgar  
6126 W. Newport Ave  
Chicago, IL 60634

**Name & Address of Taxpayer:**  
Alberto Melgar and Tracy Lira  
6126 West Newport Ave  
Chicago, IL 60634

REAL ESTATE TRANSFER TAX		13-Dec-2017	
	COUNTY:	174.00	
	ILLINOIS:	348.00	
	TOTAL:	522.00	
13-20-310-028-0000   20171201667995   1-904-558-084			

REAL ESTATE TRANSFER TAX		13-Dec-2017	
	CHICAGO:	2,610.00	
	CTA:	1,044.00	
	TOTAL:	3,654.00 *	
13-20-310-028-0000   20171201667995   0-516-888-608			
* Total does not include any applicable penalty or interest due.			