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Doc#: 1735615076 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/22/2017 11:22 AM Pg: 1 of 3

Dec ID 20171201663085
ST/CO Stamp 0-386-414-624 ST Tax \$80.00 CO Tax \$40.00
City Stamp 1-498-028-064 City Tax: \$840.00

WARRANTY DEED ILLINOIS STATUTORY



Prepared By:
Law Offices Jay H. Chie P.C.
2454 E. Dempster St., Suite 310
Des Plaines, IL 60016

THE GRANTOR, JET ACQUISITIONS LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid,

CONVEYS and WARRANTS to GRANTEE, DERIVEX GROUP LLC, _____

- in FEE SIMPLE
- in JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,
- in TENANTS IN COMMON, or
- in TENANCY BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP.

(GRANTEE'S ADDRESS) of 1720 Chase St. Oakland of the County of Alameda, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description attached hereto as Exhibit "A"

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building lines and easements.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 20-28-321-024-0000

Address of Real Estate: 7832 South Emerald Avenue, Chicago, IL 60620

Dated this 4th day of December, 2017

GRANTOR:

Jet Acquisitions LLC
By: Jerry Stoev, member

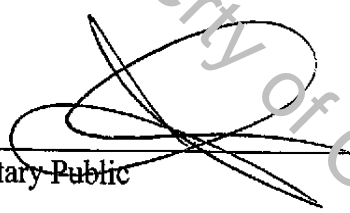
Chicago Title (L) 17ST08153PK CSC 1 OF 1

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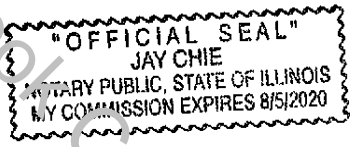
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT Jerry Stoev, member of JET ACQUISITIONS LLC**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it 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 notarial seal, this 4th day of December , 2017



Notary Public



Mail To:
Alfred Dynia, Esq.
7521 N Milwaukee Ave
Niles, IL 60714

Name and Address of Taxpayer:
Derivex Group LLC
1720 Chase St.
Oakland, CA 94607

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EXHIBIT 'A' **Legal Description**

Lot 9 (except the South 3 feet thereof) and the South 1 1/2 feet of Lot 8 in Storke's Subdivision of Auburn a Resubdivision of Blocks 1 to 16 inclusive in the West 1/2 of the Southwest 1/4 of Section 28, Township 38 North, Range 14, East of the Third Principal Meridian, (except Railroad Lands in Blocks 15 and 16, Lot 10 in Block 3, Lots 3 and 4 in Block 7, Lot 4 and the North 1/2 of Lot 5 in Block 10 and Lot 12 in Block 12) in Cook County, Illinois.

Property of Cook County Clerk's Office