# UNOFFICIAL COPY

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Doc# 1800941057 Fee \$40.00

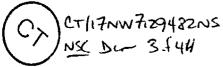
RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2018 12:35 PM PG: 1 OF 2

WARRANTY DEED



FOR RECORDER'S USE ONLY

GRANTOR, JA SFR, LLC, a Delaware limited liability company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the CRANTEE, Beacon Commons 41, LLC, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT #IC IN THE LOYOLTON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 234 AND THE NORTH ½ OF LOT 235 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF NORTHWEST ¼ OF SECTION 17, TOWN SHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, Inclinois; Which survey is attached to the declaration of condominium recorded as document 0314832122, Together with an undivided percentage interest in the common elements.

#### **PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0314832122.

PIN:

14-17-108-027-1003

Address of Real Estate:

4630 N Beacon St, Unit 1C, Chicago, Illinois 60640

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 manner encumbered or charged, except as herein recited; and that the Grantor will WARRANT and DEFEND the said a Premises, against all persons lawfully claiming, or to claim the same, subject to:

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## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, said Grantor(s), as to an undivided 100 percent interest in the Premises have caused their name to be signed to this Warranty Deed to be effective this 16 day of NOVABER, 2017

JA SFR, LLC, a Delaware limited liability company

By: JA SFR Member, LLC,

a Delaware limited liability company, its Manager

By: JA SFR ILLINOIS, LLC, an Illinois limited liability company, its Manager

Ey.

arties Athanasopoulos - Manager

STATE OF

\_, \_).SS.

COUNTY OF COOK

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **James Athanasopoulos**, not as an individual but as Manager/Member of JA SFR ILLINOIS LLC, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this

day of NOVEMBER

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NOTARY PUBLIC

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My commission expires: (WO 11, 2017

JANINE LIESKE OFFICIAL SEAL Notary Public, State of Illinois Ny Commission Expires June 11, 2019

Prepared By:

Scott A. Weinstein, Esq. Kovitz Shifrin Nesbit 175 N. Archer Mundelein, IL 60060

After Recording Mail to:

<u>David Burciaga, Esq.</u> 4554 N. Maplewood Ave, Gdn Office Chicago, IL 60625 ### CHICAGO 885.00

### CTA 354.00

\*\*TOTAL: 1,239.00

14-17-108-027-1003 | 20171101648716 | (-0t 9-851-424 \* Total does not include any applicable penalty or ir (erest due.

REAL ESTATE TRANSFER TAX

29-Dec-2017

COUNTY: 59.00

ILLINOIS: 118.00

TOTAL: 177.00

14-17-108-027-1003 | 20171101648716 | 0-552-980-512

Send Subsequent Tax Bills to:

Beacon Commons 41, LLC

Bertsch Properties, LLC an Illinois limited liability company

4554 N. Maplewood Ave, Gdn Office

Chicago, IL 60625