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Doc# 1807113005 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/12/2018 09:44 AM PG: 1 OF 5

After Recording Return

JVA FOUR, LLC
111 S. Wacker Drive Ste. 4730
Chicago, IL 60606

This Instrument Prepared by:

Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:

JVA FOUR, LLC
111 S. Wacker Drive Ste. 4730
Chicago, IL 60606

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 8 day of November, 2017, by and between JVA IL, LLC, whose address is 626 West Randolph, Suite 1, Chicago, IL 60661, hereinafter called GRANTORS, grant to JVA FOUR, 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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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.

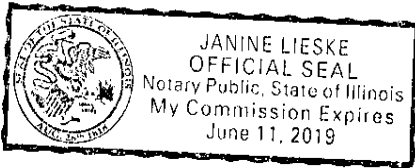
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first written above.

JVA IL, LLC
By: JVA IL Manager, LLC

By: _____
JAMES C. ATHANASOPOULOS
Its Authorized Signatory

STATE OF IL
COUNTY OF COOK

The foregoing instrument was hereby acknowledged before me this 8 day of NOVEMBER 2017, By: JAMES C. ATHANASOPOULOS, Its Authorized Signatory For JVA IL MANAGER, LLC, for JVA IL, LLC, who is personally known to me or who has produced _____, as identification, and who signed this instrument willingly.



Janine Lieske
Notary Public
My commission expires _____

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.

REAL ESTATE TRANSFER TAX		12-Mar-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-22-419-013-0000 20180201609519 1-922-786-848		

This instrument represents a transaction exempt under 35 ILCS 200/31-43(Paragraph 5), of the IL Real Estate Transfer Tax Act

CD Signature
11/21/17 Date Signed

REAL ESTATE TRANSFER TAX		12-Mar-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-22-419-013-0000 20180201609519 1-905-587-744		

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

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EXHIBIT "A"

Property Address: 4319 West Roscoe #1, Unit #2, Chicago, IL 60641
 Parcel Number: 13-22-419-013-0000
 File Number: OSLAW-08801

LOT 37 AND THE WEST 1/2 OF LOT 38 IN BLOCK 1 IN WILLIAM A. BOND AND COMPANY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 (EXCEPT RAILROAD) OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2858 N Harding Avenue Unit 1, Unit 2, Unit 3, Unit 4, Chicago, IL 60618
 Parcel Number: 13-26-123-018-0000
 File Number: OSLAW-08819

LOT 1 AND THE NORTH 10 FEET OF LOT 2 IN WESTERLUND'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE WEST 5 ACRES OF THE SOUTH 1/2 OF LOT 15 IN DAVLIN, KELLEY AND CARROLL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2835 N Albany Avenue Unit 1, Unit 2, Chicago, IL 60618
 Parcel Number: 13-25-131-013-0000
 File Number: OSLAW-08820

LOT 34 IN BLOCK 3 IN STOREY AND ALLEN'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2053 W Birchwood Unit 1, Unit 2, Unit 3, Chicago, IL 60645
 Parcel Number: 11-30-312-003-0000
 File #: OSLAW-08833

LOT 42 IN BIRCHWOOD AVENUE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF LOT 4 IN PARTITION OF LOTS 1, 10 AND 11 IN ASSESSOR'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property Address: 7703 S Cornell, Unit #2, Chicago, IL 60649
 Parcel Number: 20-25-317-036-1006
 File #: OSLAW-08835

UNIT 7703-2 IN THE 7701 S. CORNELL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 39 AND 40 IN BLOCK 23 IN SOUTHFIELD, A SUBDIVISION OF BLOCKS 17, 18, 19 AND 22 TO 32, INCLUSIVE, IN JAMES STINSON'S SUBDIVISION, IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0333632081, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 5052 West Wellington Avenue, Unit 1, Unit 2, Chicago, IL 60641
 Parcel Number: 13-28-213-022-0000
 File #: OSLAW-08858

THE WEST 30.25 FEET OF THE EAST 60.50 FEET OF LOT 6 IN BLOCK 12 IN HEILDS SUBDIVISION OF BLOCKS 1, 2, 3, 4, 5, 6, 9, 10, 11 AND 12 IN FALCONER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 4934 North Albany Avenue, Unit 1, Unit 2, Chicago, IL 60625
 Parcel Number: 13-12-310-026-0000
 File #: OSLAW-08860

LOT 32 IN BLOCK 1 IN THOMASSON'S RAVENSWOOD ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT EAST 1/2 OF BLOCK 20 AND 29 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11, AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 8111 S Elizabeth Street, Chicago, IL 60538
 Parcel Identification Number: 20-32-123-004-0000
 File #: 08768

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 39 IN BLOCK 9 IN FIRST ADDITION TO AUBURN HIGHLANDS, BEING HART'S SUBDIVISION OF BLOCKS 11 AND 12 AND THE EAST HALF OF BLOCKS 3, 6 AND 10 IN THE CIRCUIT COURT PARTITION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

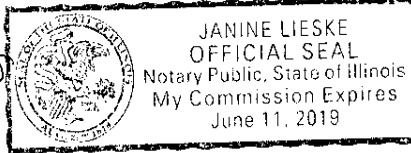
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STATEMENT BY GRANTOR AND GRANTEE

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 11/8, 2017 Signature: _____

Subscribed and sworn to before Me by the said James Athanopoulos this 8th day of November, 2017.



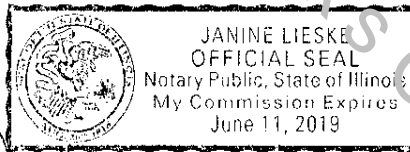
Grantor or Agent

NOTARY PUBLIC Janine Lieske

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 11/8, 2017 Signature: _____

Subscribed and sworn to before Me by the said James Athanopoulos This 8th day of November, 2017.



Grantee or Agent

NOTARY PUBLIC Janine Lieske

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.)