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THIS INSTRUMENT PREPARED BY:
Diana Athanasopoulos
Athanasopoulos & Koleczek LLC
111 S. Wacker Drive, Suite 4730
Chicago, IL 60606

RETURN AFTER RECORDING TO:
OS National LLC
2170 Satellite Blvd., Ste. 200
Duluth, GA 30097

SEND SUBSEQUENT TAX BILLS TO:
JVA MS CF I, LLC
111 South Wacker Drive, Suite 4730
Chicago, IL 60606



Doc# 1812829398 Fee \$72.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 05/08/2018 02:43 PM PG: 1 OF 13

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

Special Warranty Deed

[Signature] Signature
4/18/18 Date Signed

THIS AGREEMENT, made April 13, 2018, between JVA Q IL, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, with offices at 111 South Wacker Drive, Suite 4730, Chicago, Illinois 60606, a party of the first part, and JVA MS CF I, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, with offices at 111 South Wacker Drive, Suite 4730, Chicago, Illinois 60606, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the State of Illinois known and described as follows, to wit:

VILLAGE OF EVERGREEN PARK
EXEMPT. E

See Exhibit "A" attached hereto and Real Estate Transfer Tax

Angela Kury

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE

R

Clerk/Recorder: Please index all legal descriptions or index as a multi-parcel instrument.

EXEMPTION APPROVED

[Signature]
CITY CLERK
CITY OF CHICAGO HEIGHTS
5/3/18 a

Cook 1

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AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

Permanent Real Estate Number(s): See Exhibit "A" attached hereto and incorporated herein.

Address(es) of real estate: See Exhibit "A" attached hereto and incorporated herein.

[remainder of the page intentionally left blank]

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its authorized officer on the day and year first above written.

JVA Q IL, LLC,
an Illinois limited liability company

By: _____
Name: Jim Athanasopoulos
Title: Authorized Signatory

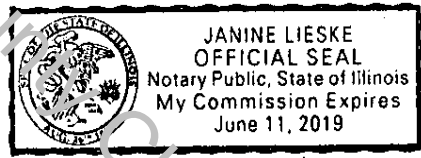
State of Illinois, County of Cook ss.

On this 2 day of APRIL, 2018, before me, the undersigned officer personally appeared Jim Athanasopoulos, Authorized Signatory of JVA Q IL, LLC, an Illinois limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be such officer, being duly sworn, and being authorized to do so pursuant to its bylaws or a resolution of its board of directors, executed, subscribed and acknowledged the due execution of the foregoing instrument for the purposes therein contained, by signing the name of JVA IL, LLC, by himself/herself in his/her authorized capacity as such officer as his/her free and voluntary act and deed and the free and voluntary act and deed of JVA Q IL, LLC.

Witness my hand and official seal.

Commission expires: June 11, 2019

Janine Lieske
Notary public signature



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RECORDER OF DEEDS

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EXHIBIT "A"

COOK COUNTY
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RECORDER OF DEEDS

PROPERTY SCHEDULE

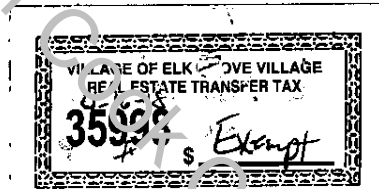
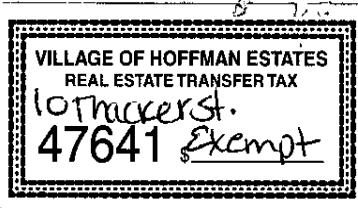
COOK COUNTY
RECORDER OF DEEDS

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RECORDER OF DEEDS

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Count	File Number	Address	City	State	Zip	County
1	H0000715	10 THACKER STREET	HOFFMAN ESTATES	IL	60169	COOK
2	H0000718	138 SHADYWOOD LANE	ELK GROVE VILLAGE	IL	60007	COOK
3	H0000731	251 W 10TH STREET	CHICAGO HEIGHTS	IL	60411	COOK
4	H0000743	9246 S ST LOUIS AVENUE	EVERGREEN PARK	IL	60805	COOK
5	H0000722	17431 ROY STREET	LANSING	IL	60438	COOK
6	H0000725	17843 ROY STREET	LANSING	IL	60438	COOK



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COOK COUNTY
RECORDER OF DEEDS

LEGAL DESCRIPTIONS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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EXHIBIT A-1

STREET ADDRESS: 10 THACKER STREET, HOFFMAN ESTATES, IL 60169

COUNTY: COOK

CLIENT CODE: H0000715

TAX PARCEL ID/APN: 07-15-323-021-0000

LOT 11 IN BLOCK 57 IN HOFFMAN ESTATE NO. 4, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1957 AS DOCUMENT 16870207 IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 138 SHADYWOOD LANE, ELK GROVE VILLAGE, IL 60007

COUNTY: COOK

CLIENT CODE: H0000718

TAX PARCEL ID/APN: 08-27-107-009-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 3836 IN ELK GROVE VILLAGE SECTION 1 EAST, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 15, 1963 AS DOCUMENT LR 2086010, IN COOK COUNTY, ILLINOIS

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EXHIBIT A-3

STREET ADDRESS: 251 W 10TH STREET, CHICAGO HEIGHTS, IL 60411

COUNTY: COOK

CLIENT CODE: H0000731

TAX PARCEL ID/APN: 32-17-307-063-0000

LOT 10 (EXCEPT THE WEST 50 FEET THEREOF) AND THE WEST 50 FEET OF LOT 11 IN BLOCK 11 IN MACKLER HIGHLANDS, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-4

STREET ADDRESS: 9246 S ST LOUIS AVENUE, EVERGREEN PARK, IL 60805

COUNTY: COOK

CLIENT CODE: H0000743

TAX PARCEL ID/APN: 24-02-409-051-0000

LOT 2 IN ZACHARY RESUBDIVISION OF LOTS 19, 20, 21 AND 22 IN BLOCK 10 IN JACOBS RESUBDIVISION OF BLOCKS 1 TO 16 INCLUSIVE AND 21 TO 28 INCLUSIVE IN B.F. JACOBS EVERGREEN PARK SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-5

STREET ADDRESS: 17431 ROY STREET, LANSING, IL 60438

COUNTY: COOK

CLIENT CODE: H0000722

TAX PARCEL ID/APN: 30-29-302-015-0000

LOTS 34 AND 35 IN BLOCK 2 IN AVIATION ADDITION, A SUBDIVISION OF BLOCKS 1 TO 8, INCLUSIVE, IN COMMUNITY CENTER ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-6

STREET ADDRESS: 17843 ROY STREET, LANSING, IL 60438

COUNTY: COOK

CLIENT CODE: H0000725

TAX PARCEL ID/APN: 30-32-102-018-0000

LOT 18 IN BLOCK 2 IN LANSING TERRACE, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, LYING NORTH OF A STRAIGHT LINE RUNNING FROM A POINT IN THE EAST LINE WHICH IS 1581.05 FEET SOUTH OF THE NORTHEAST CORNER THEREOF TO POINT IN THE WEST LINE WHICH IS 1583.55 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; ALSO BLOCK 1 IN LANSING GARDENS, SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31 AND OF THE EAST 30 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF SAID NORTHEAST 1/4 SOUTH OF THE RIGHT OF WAY OF PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD (EXCEPT THE 2 1/4 ACRES LYING IN THE SOUTHEAST CORNER THEREOF); ALSO ALL OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32 (EXCEPT THE RIGHT OF WAY OF SAID RAILROAD) ALL IN TOWNSHIP 36 NORTH, RANGE 15 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 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 acquire and hold title to real estate in Illinois, or other 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.

JVA Q IL, LLC

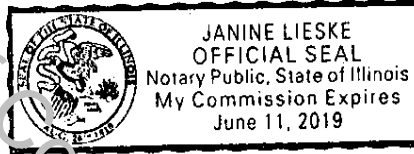
Dated APRIL 2, 2018

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said JAMES ATHANASOPOULOS this 2 day of APRIL 2018.

Janine Lieske
Notary Public



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 acquire and hold title to real estate in Illinois, or other 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.

JVA MS CF I, LLC

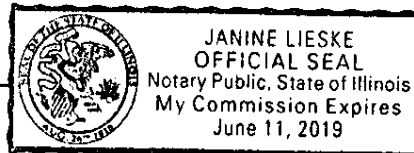
Dated APRIL 2, 2018

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said JAMES ATHANASOPOULOS this 2 day of APRIL 2018.

Janine Lieske
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a 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.]

Village of Lansing

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Patricia Eidam
Mayor



Office of the Treasurer

Arlette Frye
Treasurer

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: JVA O IL, LLC
111 S Wacker Drive, #4730
Chicago, IL 60606

Telephone:

Attorney or Agent: Charlie Doerr
Telephone No.: 312-515-7836

Property Address: 17431 Roy Street
Lansing, IL 60438

Property Index Number (PIN): 30-29-302-015-0000

Water Account Number: 310 4310 00 12

Date of Issuance: April 12, 2018

(State of Illinois)

(County of Cook)

This instrument was acknowledged before
me on April 12, 2018 by

Karen Giovane.

(Signature of Notary Public)

VILLAGE OF LANSING

By:
Village Treasurer or Designee



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

Village of Lansing

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Patricia Eidam
Mayor



Office of the Treasurer

Arlette Frye
Treasurer

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Title Holder's Name: EVA Q IL, LLC
11 S Wacker Drive, #4730
Chicago, IL 60606

Telephone:

Attorney or Agent: Charlie Doerr
Telephone No.: 312-515-7836

Property Address: 17843 Roy Street
Lansing, IL 60438

Property Index Number (PIN): 30-32-102-018-0000

Water Account Number: 113 3100 00 07

Date of Issuance: April 12, 2018

(State of Illinois)
(County of Cook)

This instrument was acknowledged before
me on April 12, 2018 by
Karen Giovane.

VILLAGE OF LANSING

By: Arlette Frye
Village Treasurer or Designee

Karen Giovane

(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.